



Tom Parry

Llys Gwenol Llandderfel, Bala, LL23 7HP

£64,500

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A compact one bedroom mid-terrace house in a village centre location, within 4 miles of the market town of Bala. The property was fully modernised in 2008/09 and offers uPVC double glazing, electric central heating and fitted shower room and kitchen and is ready to move in to.

The ACCOMMODATION comprises:-

GROUND FLOOR:

Open Plan Living Room/Kitchen

4.22m x 3.30m (13'10" x 10'9")

with wood burning stove on a slate hearth and feature brick wall; tiled floor; 1 radiator; stainless steel sink unit with hot and cold mixer tap and a range of wall and base units with work tops; electric cooker point and extractor hood; downlights; stairway up to first floor;

FIRST FLOOR:

Bedroom

4.68m x 3.50m (15'4" x 11'5")

with carpeted floor; electric central heating boiler; uPVC window to the front; 1 radiator and door through to:

Shower Room

with tiled shower cubicle, wash hand basin and wc; extractor fan; 1 radiator; wood effect cushion flooring.

OUTSIDE:

Shared pedestrian access from the roadside leads to the front door. Further along the path is a small piece of land which belongs to the property, and which could house a small store shed/fuel store.

SERVICES:

Mains water, electricity and drainage. Electric central heating.

LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771 000. Council Tax Band: 'A'
Snowdonia National Park, National Park Office, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770 274.





