

Tom Parry

Llys Gwenol Llandderfel, Bala, LL23 7HP

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 throught 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.



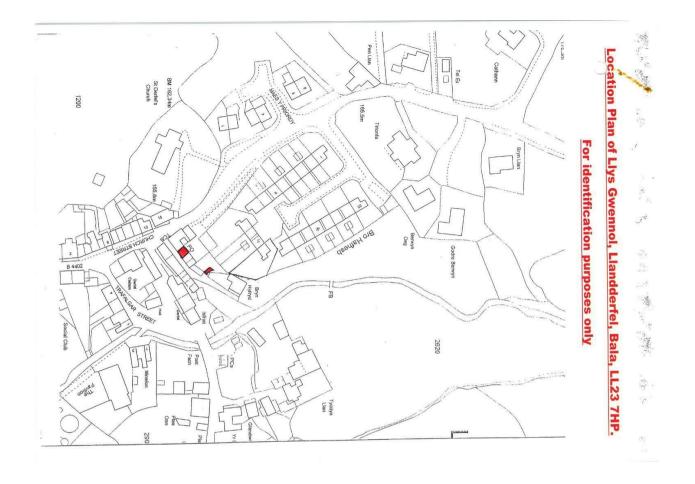




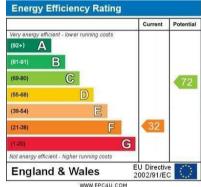












NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.





