

Ref: B.514

SURVEYORS ♦ ESTATE AGENTS ♦ AUCTIONEERS ♦ VALUERS
A COMPACT AND IMMACULATELY PRESENTED
SEMI-DETACHED COTTAGE



3 BYTHYNNOD YR ARAN
BALA
LL23 7SW

- A cosy and compact, and immaculately presented semi-detached cottage converted from a Grade II listed workhouse
- Currently let out as a very successful self-catering holiday cottage with a £10,000 annual income but also suitable as a starter home
- Within easy walking distance of both the town centre and all amenities and the shores of Llyn Tegid
- Tastefully finished and decorated to the highest standard and sold if required inclusive of all the downstairs good quality furniture and fittings
- Gas fired central heating
- Vaulted ceilings and hardwood floors provide contemporary accommodation, which comprises of:
Ground Floor: Lounge/Diner; Kitchen and Shower Room/WC
First Floor: Galliered Double Bedroom
- Secure gated access to shared courtyard
- Internal inspection highly recommended in order to fully appreciate its attributes

PRICE: Offers in the region of £115,000

VIEWING: Strictly by appointment with the Selling Agents

80 High Street
PORTHMADOG
LL49 9NW
Tel : 01766 512505/513164
Fax : 01766 514360

38 High Street
BALA
LL23 7AB
Tel: 01678 521025
Fax: 01678 521247

17 High Street
BLAENAU FFESTINIOG
LL41 3AA
Tel : 01766 830126
Fax: 01766 831951

6 High Street
HARLECH
LL46 2YA
Tel : 01766 780883

5A High Street
CRICCIETH
LL52 0RN

3 BYTHYNNOD YR ARAN, BALA, GWYNEDD, LL23 7SW.

A cosy and compact, immaculately presented, semi-detached cottage, converted from a Grade II listed workhouse in the centre of Bala, and within easy walking distance of both the town centre and all amenities and the shores of Bala Lake. The property which has been tastefully finished and decorated to the highest standard, is currently let out as a very successful self-catering holiday cottage, but is also considered a suitable starter home, and if required, can be sold inclusive of all the downstairs good quality furniture and fittings. Ready for immediate occupation, internal inspection is highly recommended in order to fully appreciate its attributes.

The **ACCOMMODATION** comprises: - [all measurements are approximate]

Ground Floor:

Lounge/Diner

with a vaulted ceiling and hardwood floor; 1 radiator; wall and spot lighting; dining table and chairs; coffee tables; small double sofa bed (suitable for one person) and matching easy chair; wall mounted TV with Freeview; impressive stairway up to galleried bedroom; 2 Velux roof windows.



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Kitchen

with hot and cold stainless steel sink unit and a range of matching wall and base suits and incorporating electric oven and hob; extractor fan; fridge/freezer and washer dryer.



Shower Room

comprising of electric shower, wash hand basin and wc; 1 radiator.

First Floor:

Galliered Bedroom

with hardwood floor and exposed timbers; Velux window.



Outside:

Secure gated access to shared courtyard with lawned areas. Communal Bin Store

Services:

Mains water, electricity, gas and drainage. Gas fired central heating.

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

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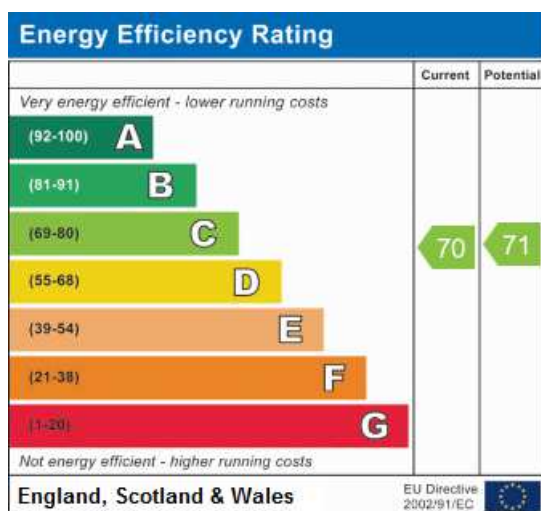
Vacant Possession:

Available 1st September 2015.

Local Authority:

Cyngor Gwynedd Council, Council Offices,
Penrallt, Caernarfon, Gwynedd, LL55 1BN.
Tel: 01766 711 000.

Snowdonia National Park, National Park
Offices, Penrhyndeudraeth, Gwynedd, LL48
6LF. Tel: 01766 770 274



Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the term of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.



TOM PARRY & CO WEBSITE – www.tomparry.co.uk

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

