



Tom Parry

2, Castle Street, Bala, LL23 7UU
Offers in the region of £132,500

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Nestled in the charming town of Bala, Tom Parry & Co are delighted to offer this mid-terrace cottage which offers a perfect blend of comfort and original features. The property is ideal for first-time buyers or small families seeking a cosy retreat.

The property features a welcoming reception room with an impressive stone chimney breast/fire place, a well thought-out kitchen layout, two comfortable bedrooms, providing ample space for rest and privacy.

One of the stand out features of this home is it's rear garden/yard, which is flagged and paved, it offers a lovely patio area perfect for enjoying the fresh air, hosting barbecues, or simply unwinding after a long day.

Situated within walking distance to the town centre, residents will benefit from easy access to a variety of amenities, including shops, cafes, and local services. This prime location enhances the appeal of the property, making it not only a lovely home but also a practical choice for everyday living.

In summary, this charming inner terrace cottage on Castle Street is an excellent opportunity for those looking to establish themselves in a vibrant community. With its tasteful décor, functional layout, and convenient location, it is sure to attract interest from a range of buyers. Don't miss the chance to make this delightful property your new home.

Our Ref:- B876

The ACCOMMODATION comprises of:-

All measurements are approximate

GROUND FLOOR

Entrance Porch

opening to the

Lounge / Dining Room

19'0" x 10'5" (5.80m x 3.20m)

with exposed ceiling beams and stone chimney breast housing electric fire, fitted shelving in recesses, TV point, under stairs store cupboard, stairs up to first floor.

Kitchen

8'1" x 6'6" (2.48m x 2.00m)

with stainless steel sink, fitted wall and base cupboards, plumbing for automatic washing machine, part tiled walls, timber clad ceiling and stable door out to rear garden.

Shower Room

with shower cubicle, wc, wash hand basin and part tiled walls and timber clad ceiling.

FIRST FLOOR

Bedroom 1

10'1" x 8'9" (3.09m x 2.68m)

with exposed beams and wooden floor.

Bedroom 2

10'3" x 8'7" (3.14m x 2.62m)

with exposed beams

OUTSIDE

with flagged rear yard/patio leading to garden area. 20 foot long garage with insulated walls and ceiling, up and over door and electricity. Gravelled car parking space with gated access to rear service lane.

MATERIAL INFORMATION

SERVICES :- Mains water, electricity and drainage.
Gas available

Double glazed windows and UPVC doors.

NEW, ground floor, double glazed windows and rear door installed July 2026

Off road parking space

Local Authority - Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

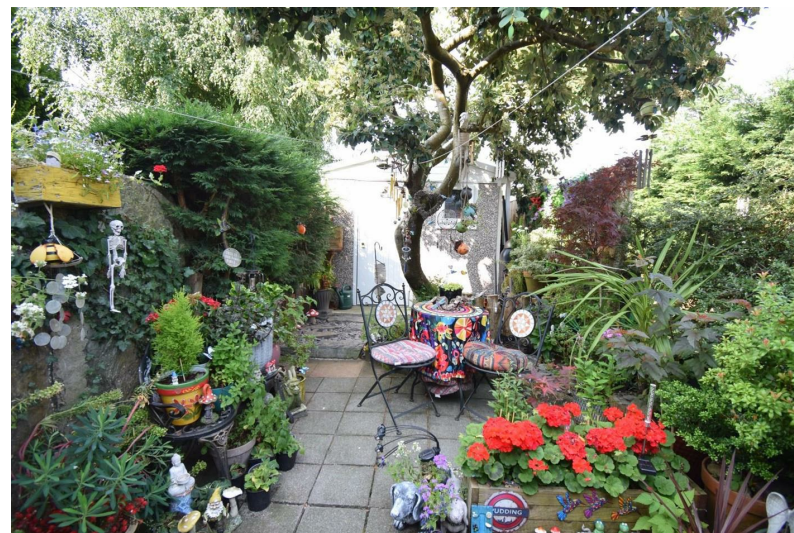
Council Tax Band - B

Article 4 Directive Applies On This Property

If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use.

Tenure - Freehold

Viewing - Strictly via selling agent



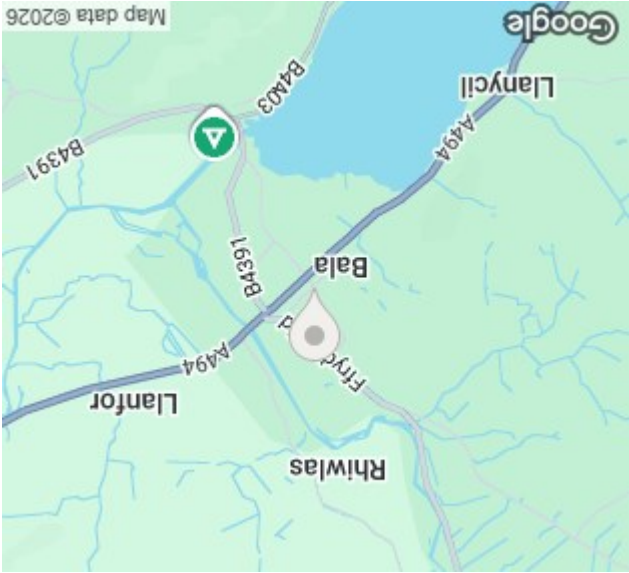




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floor Plan Awaited



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		