

TO LET

**Bradford House Flat, Ffrydan Road,
Bala, LL23 7RT.**

£375 pcm



A first floor two bedroom flat situated just off the High Street

- **First floor two bedroom flat**
- **Situated just off the High Street**
- **Night Storage heating on 'Economy 7' electricity**
- **No pets, children or smokers**

Directions: Left from the Agents Bala Office. Proceed along the High Street to the second set of traffic lights and the property is on the Left above Edwyn Jones Electrical shop.

Accommodation: (with approximate room sizes)

Entrance Hall: with staircase to flat.

Hallway: with night storage heater.

Sitting Room: 4.70m x 3.56m (15'5" x 11'8")



With night storage heater. Double glazed UPVC double glazed replacement window.

Dining/Kitchen:



3.71m x 3.10m (12'2" x 10'2")

With wood effect composition flooring. Single drainer stainless steel sink unit. Wall hung and base storage cupboards having laminated work tops. Built-in shelved airing cupboard housing the hot water cylinder fitted with an immersion heater. Separate storage cupboard. Electric cooker point. Plumbing for an automatic washing machine.

Bedroom 1: 4.27m max x 3.53m (14'0" max x 11'7")

Shelved corner cupboard.

Bedroom 2: 3.84m x 3.68m (12'7" x 12'1")

With night storage heater.

Bathroom & W.C.:

with white suite comprising panelled bath with chrome grab handles, flexible shower hose and tiled surround. Pedestal wash hand basin with tiled splash back with mirror and strip light above. Close coupled w.c. Wood effect composition floor. UPVC double glazed replacement window.

LOCAL AUTHORITY: Gwynedd County Council- (01341) 422341.

Viewing: By appointment with the Bala Agents, R.G.Jones
Tel: (01678) 520495 Fax: (01678) 520663
e-mail: bala@rgjones-property.co.uk

websites: www.fish4.co.uk

www.rgjones-property.co.uk

NOTE:

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