



**Tom Parry**

Pig yr Erw, Llanystumdwy, Criccieth, LL52 0LW

# Tom Parry

£750,000

If you have ever dreamed of living in a beautiful coastal location, whilst generating an income at the same time, 'Pig Yr Erw' is the perfect property for you. The main house is a stunning traditional Welsh "long house" cottage which has been immaculately refurbished to provide modern open plan living and bedroom accommodation whilst retaining many of the original features. The icing on the cake to this property is a detached two bedroom cottage that is currently used as a holiday let. Conveniently located across the garden from the main house, the cottage has its own private drive meaning you barely know that the visitors are there with the convenience of having your holiday let close at hand.

The properties are set in approximately 1.7 acres of beautifully manicured gardens with mature trees and plants, stunning patio areas including a built in BBQ, distant sea views and also the added benefit of a polytunnel and vegetable patch. Viewing is highly recommended to appreciate this fantastic property.

## Accommodation Main House:

Living Room, Kitchen/Dining Area, Master Bedroom (Ensuite), Bedrooms 2 & 3, Shower Room & Utility Room

## Accommodation Cottage:

Open Plan Living/Dining/Kitchen, 2 Bedrooms, Wet Room

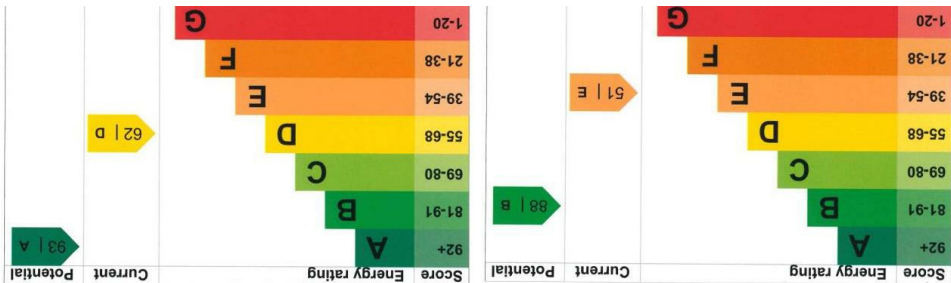




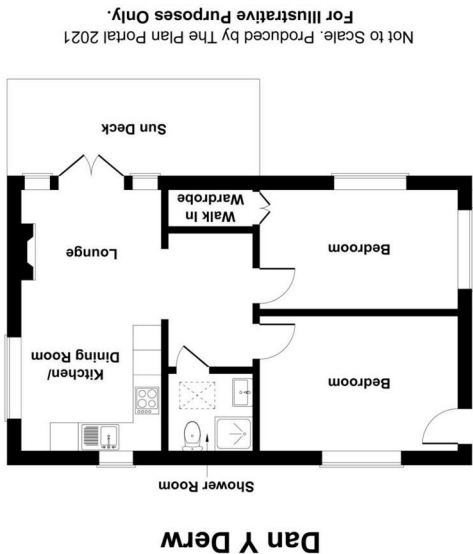


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



## DAN Y DERW



## PIG YR ERW

