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Dulais, Lon Ednyfed, Criccieth, Gwynedd LL52 0LD • New Price
£259,999

Book now & be first in the queue for this lovely coastal home.

- Lovely Early 20th Century Detached House
- Most Desirable Residential Neighbourhood
- Fabulous Coastal Setting
- Spectacular Coastal & Mountain Views
- Entrance Porch, Hallway & WC
- 3 Double Bedrooms & Family Size Shower Room
- Sizeable Lounge & Dining Room
- Fitted Kitchen & Utility Room
- uPVC Double Glazing & Gas Central Heating
- Rear Lawned Garden & Off Road Parking



caernarfon@dafyddhardy.co.uk | 01286 677774

12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwirio proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Description
If you are seeking a family home or holiday retreat in a fabulous coastal setting with spectacular views, we would highly recommend that you view this lovely detached stone built house that stands on an elevated position in a most desirable residential neighbourhood on the outskirts of the historic town of Criccieth. Although the dwelling, whose origins are believed to date back to the early 20th century has been well cared for over the years, it might now profit from a degree of updating. The well-proportioned accommodation, which benefits from uPVC double glazing and mains gas fired central heating, includes on the ground floor, an Entrance Porch and Hallway, a Sizeable Lounge and Dining Room, a Fitted Kitchen/Breakfast Room with an adjoining Utility Room and Separate WC. A Family Size Shower Room and 3 Double Bedrooms, of which Bedroom 3 has an Integrated Wardrobe, can all be found on the first floor.



Location
The historic town of Criccieth, which lies on the southern coast of the beautiful Lleyn Peninsula, offers wonderful beaches, its own golf course and a diverse assortment of local amenities. The nearby towns of Porthmadog and Pwllheli along with their neighbouring communities offer a wide range of shops, essential services and recreational facilities, ensuring that your every need is well catered for. If you wish to travel further afield, an excellent road network enables convenient access to the surrounding towns and villages of this lovely area, ultimately joining the A55 Expressway, which allows ease of travel to the beautiful island of Anglesey, or along much of the North Wales Coast towards Chester, Liverpool and Manchester, eventually linking up with the national motorway system.

Property Features

- Porch**
- Lounge:** 13' 2" x 10' 1" (4.02m x 3.09m max)
- Dining Room:** 18' 6" x 8' 11" (5.66m x 2.74m max)
- Kitchen:** 11' 1" x 8' 2" (3.40m x 2.50m)
- Utility Room:** 11' 5" x 5' 6" (3.48m x 1.70m max)
- Wc**
- Landing**
- Bedroom 1:** 10' 11" x 14' 7" (3.34m x 4.47m)
- Bedroom 2:** 13' 3" x 10' 6" (4.06m x 3.22m max)
- Bedroom 3:** 12' 1" x 7' 5" (3.69m x 2.27m)
- Shower Room:** 6' 3" x 6' 1" (1.93m x 1.86m)



GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1038 SQ.FT. (96.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Outside
To the front, a Tarmacadam forecourt provides off road parking and general access to the property, including a small yard extending from the rear of the residence with steps up to a paved patio area that offers an ideal spot for outdoor dining and entertaining, or just relaxing. Additional steps from the patio lead up to a gently sloping lawned garden with vibrant perimeter shrubbery and statuesque trees, in addition to the added benefit of a sturdy timber potting shed.

Directions
From Caernarfon, proceed along the A487 in the direction of Porthmadog and shortly after the village of Bryncir, turn right for Criccieth along the B4411. Follow the road into the centre of Criccieth and turn left onto the A497. Take the next left turn onto Lon Ednyfed towards the Golf Club, passing Radcliffe Road on your right. Proceed past the church and a private lane and just a short distance further after the road bends to the right, you will find the property located on your left hand side.

Services
We are informed by the seller this property benefits from Mains Water, Electricity, Gas and Drainage.

Heating
Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure
We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment
Tel: 01286 677774
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