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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.

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



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### Dulais, Lon Ednyfed, Criccieth, Gwynedd North Wales LL52 0LD







#### 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 wellproportioned 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.)

#### 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.



DAFYDD HARDY

PRYNU-GWERTHU-GOSOD BUY-SELL-LET



#### Heating

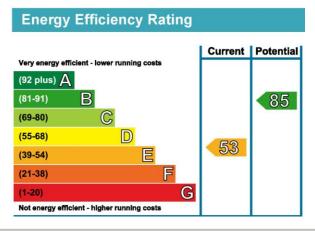
Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

#### 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

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