



TOTAL APPROX. FLOOR AREA 2231 SQ.FT. (207.3 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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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 gwiriad 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.



Drws Y Coed, Criccieth, Gwynedd LL52 0SA • OIRO £425,000

A home worthy of your dreams.

- Lovely Detached Residence
- 3 Double Bedrooms, Bathroom & Wet Room
- Lounge, Dining Room/Sun Room & Sitting Room
- Fitted Kitchen/Breakfast Room & Utility Room
- Maintained To A High Standard
- uPVC Double Glazing & LPG Central Heating
- Wonderful Private Wooded Setting
- Generous Lawned Gardens
- Detached Double Garage & Ample Off Parking
- Advantage Of No Onward Chain



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Description

If you are seeking a country home or holiday retreat in a wonderful private wooded setting, we would highly recommend that you view this lovely detached residence that is located on the former Bron Eifion Estate on the outskirts of the historic coastal town of Criccieth. The dwelling, whose origins are believed to date back to the late 19th century, has been well cared for over the years and more recently tastefully extended and modernised and since maintained to a high standard, retaining some of the style and character one would expect to see in a property of this type and period. The spacious and comfortable accommodation, which benefits from uPVC Double Glazing & LPG Gas Fired Central Heating, includes an Entrance Hall, a Sizeable Lounge and Dining/Sun Room, a Sitting Room/Study, a Spacious Fitted Kitchen/Breakfast Room with an adjoining Utility Room, 3 Double Bedrooms, a Family Bathroom and a Family Size Wet Room.

Location

The historic town of Criccieth, which lies on the southern coast of the beautiful Llyn 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

Entrance Hall

- Lounge:** 21' 6" x 16' 6" (6.56m x 5.03m)
- Sitting Room/Study:** 19' 2" x 13' 1" (5.85m x 4.01m)
- Kitchen/Breakfast Room:** 19' 11" x 13' 5" (6.09m x 4.10m)
- Dining Room:** 19' 11" x 15' 5" (6.09m x 4.71m)
- Sun Room:** 12' 4" x 10' 7" (3.76m x 3.23m)
- Utility Room:** 10' 5" x 7' 7" (3.20m x 2.32m)
- Bathroom:** 9' 8" x 8' 8" (2.96m x 2.65m)
- Wet Room:** 8' 4" x 7' 4" (2.56m x 2.26m)

Bedroom 1 19' 0" x 11' 9" (5.80m x 3.60m)

Dressing Room 7' 3" x 5' 0" (2.21m x 1.54m)

Bedroom 2 15' 1" x 12' 4" (4.60m x 3.77m)

Bedroom 3 14' 7" x 8' 4" (4.46m x 2.56m)

Outside: The residence, which is bestowed with a good deal of privacy, is approached by way of a tree lined driveway that is complimented by an adjacent wooded garden area. The driveway leads to a spacious forecourt, providing ample off road parking and general access to the property, including a sturdy detached timber framed double garage and the generous and well groomed lawned garden extending along the side and around to the rear of the residence. Both front and rear gardens display a vibrant assortment of exotic plants, shrubs, bushes, hedgerow and floral borders, while statuesque trees are liberally dispersed around the entire property. In summer months, the garden is usually a blaze of colour and can often be a continuous suntrap, offering, when supervised, a safe children's play area and an ideal spot for outdoor dining and entertaining, or just relaxing, while enjoying the exhilarating al fresco atmosphere.

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 (to the junction with the A497) and turn right onto the High Street. Carry on through the High Street and back on to the A497 for about a mile. Turn right into the entrance of the Bron Eifion. Follow the entrance drive, taking the first left turn onto a single-track lane. Carry on for about 100 yards, where you will find the entrance to the property on your right hand side.

Services: We are informed by the seller this property benefits from mains Water and Electricity. Solicitors should confirm Drainage.

Heating: LPG 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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