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**15 Penaber Estate, Criccieth, Gwynedd LL52 0ES • £295,500**

*If you act quickly, this lovely coastal home could be yours!*

- Striking Detached Bungalow
- Fabulous Coastal Setting
- 3 Double Bedrooms & Family Bathroom
- Sizeable Lounge, Dining Room & Conservatory
- Fitted Kitchen, Utility Room & Separate WC
- uPVC Double Glazing & Mains Gas Fired Central Heating
- Fully Floored Attic & Carpeted Attic Room
- Front & Rear Low Maintenance Gardens
- Integrated Garage & Very Ample Off Road Parking



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF



15 Penaber Estate, Criccieth, Gwynedd LL52 0ES North Wales



**Description**

We would highly recommend that you view this attractively presented, spacious detached bungalow that is located in a most desirable residential neighbourhood in the historical town of Criccieth. The dwelling, has been well cared for over the years, may now profit from a degree of updating. The well-proportioned accommodation benefits from UPVC Double Glazing and a mains gas fire and combi system, providing central heating and domestic hot water. On the ground floor the property comprises of an entrance hall, sizeable lounge, separate dining room leading to the conservatory, fitted kitchen with an adjacent utility room, separate WC and an inner hall or a hub area, family bathroom, 2 double bedrooms and 1 single bedroom all with fitted wardrobes, one which includes an integral vanity unit. The first floor offers a fully floored and carpeted attic/study with eaves storage, accessed by a spiral staircase from the inner hall.

**Location**

The historical town of Criccieth, which lies on the southern coast of the beautiful Llŷn Peninsula, offers wonderful beaches, its own golf course and a diverse assortment of local amenities including a Post Office, G.P Surgery, dentist, primary school, library and a railway station. The nearby towns of Porthmadog and Pwllheli, along with their neighbouring communities, offer an additional range of shops and essential services and recreational facilities. An excellent road network enables convenient access to outlying areas such as Ynys Môn and the A55 expressway which allows easy travel along the North Wales coast to Chester.

**Property Features**

**Entrance Hall**

**Lounge:** 18' 0" x 10' 11" (5.49m x 3.33m)

**Kitchen:** 10' 11" x 8' 7" (3.34m x 2.63m)

**Dining Room:** 11' 7" x 9' 4" (3.55m x 2.87m)

**Conservatory:** 9' 3" x 8' 5" (2.84m x 2.59m)

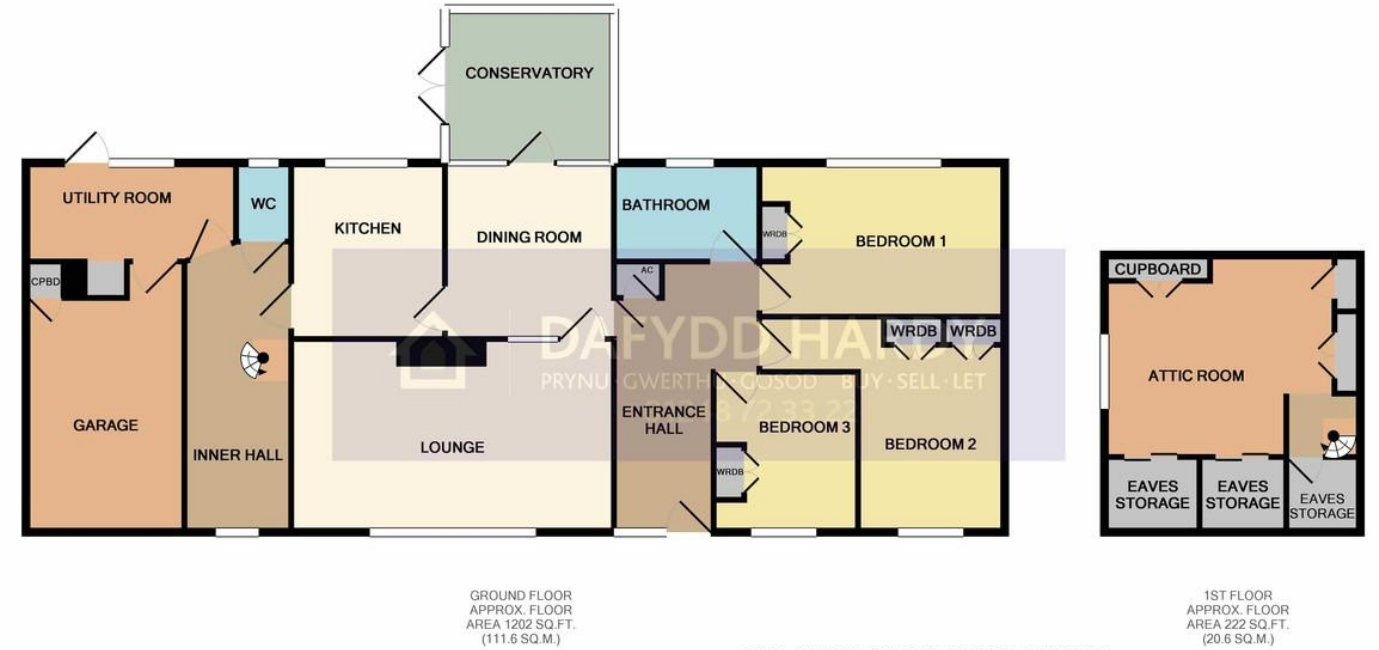
**Bedroom 1:** 8' 6" x 13' 8" (2.60m x 4.18m)

**Bedroom 2:** 10' 5" x 13' 8" max (3.20m x 4.18m max)

**Bedroom 3:** 8' 10" x 7' 2" (2.70m x 2.19m)

**Utility Room:** 9' 0" x 4' 10" (2.75m x 1.49m)

**Attic Room:** 10' 0" x 12' 2" (3.07m x 3.73m) max dimensions



TOTAL APPROX. FLOOR AREA 1423 SQ.FT. (132.2 SQ.M.)  
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**Outside**

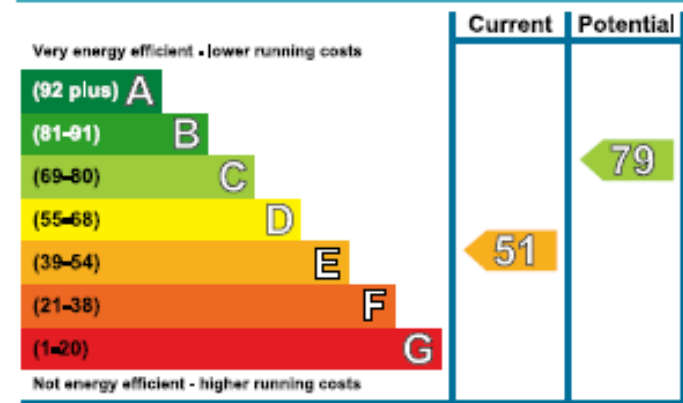
To the front, a large tarmacadam forecourt that is complimented by a lovely rockery on its far side, provides very ample off road parking and general access to the property, including an integrated garage and an eye catching low maintenance ornamental style rear garden with vibrant perimeter plants, shrubs, floral borders and hedgerow. In summer months this garden, which is bestowed with a good deal of privacy, is often a continuous suntrap, offering an ideal spot for outdoor dining and entertaining, or just relaxing.

**Garage:** 16' 11" x 8' 11" (5.16m x 2.74m)

**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), proceed straight over, and continue over the railway track, bearing right onto Tanygrisiau Terrace. On reaching the 'T' junction, turn right and follow the road past the castle (on your left) towards the sea front. On reaching the sea front turn right into Marine Terrace and first right again onto Queens Road. Carry on to the end of this road, where it will bear around to the right and become Stanley Road. Take the next left turn onto Penaber. At the T junction, turn right, where you will find 15 Penaber, a little further on, on your left hand side.

**Energy Efficiency Rating**



**Services**

We are informed by the seller this property benefits from mains Water, Gas, Electricity 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**

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