

GROUND FLOOR
APPROX. FLOOR
AREA 784 SQ.FT.
(72.8 SQ.M.)

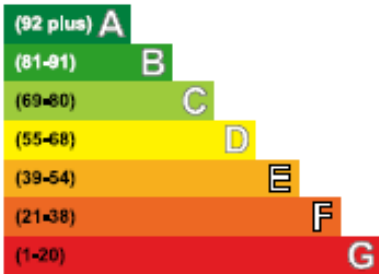
1ST FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(65.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1483 SQ.FT. (137.8 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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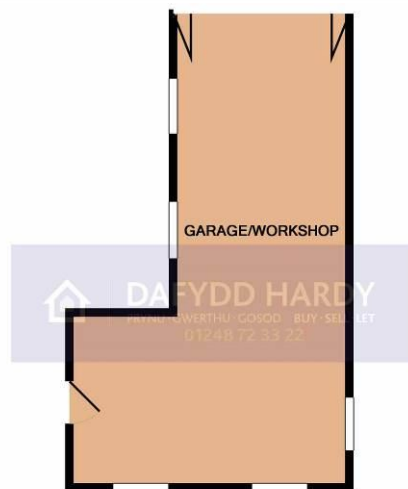
Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
58	77



TOTAL APPROX. FLOOR AREA 341 SQ.FT. (31.7 SQ.M.)

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Mor A Mynydd, Lon Ednyfed, Criccieth, Gwynedd LL52 0LD • £495,000

Peel back the curtains in the morning and you'll greeted to such impressive views you won't want to leave the house!

- Appealing Detached Period Family Residence
- Retains Many Original Period Features
- 3-4 Bedrooms, Shower, Wc & Bathroom
- 3 Individual Reception Rooms & Kitchen
- Part Double Glazing & Gas Central Heating
- South Facing With Superb Sea & Castle Views
- Attractive & Generous Well-Stocked Gardens
- Off Road Parking & Sizeable Garage/Workshop
- Desirable Location In This Historic Village
- Viewing Essential & Highly Recommended



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Mor A Mynydd, Lon Ednyfed, Criccieth, Gwynedd LL52 0LD North Wales



Description: A splendid 1930s Detached Period Residence positioned in a wonderful private setting within the historic coastal town of Criccieth, sitting in an elevated position from where the property enjoys a spectacular southerly aspect overlooking Criccieth castle and magnificent Cardigan Bay - these stunning views (especially so from the first floor) take in miles of sea leading the eye towards the southern peaks of Snowdonia and the Cambrian coastline. The property has been sympathetically modernised in all the essential areas and therefore exhibits much originality, charm and character with roomy accommodation that naturally takes full advantage of its position. Standing in generous, mature and well-stocked gardens which undoubtedly enhance the overall feel, as a family home this would serve handsomely and comes with ample private parking and a matching period Garage/Workshop. The exterior has a certain architectural appeal, the stepped front elevation taking full advantage of any available sunshine whatever the season. Period character features which have been retained include parquet flooring and leaded stained glass windows to the hall and bow window to the lounge with a number of rooms enjoying dual aspect windows. The lounge has a focal fireplace recently fitted with a new real flame gas fire. The study on the first floor could be made into a 4th bedroom if required by modifying the 3rd bedroom somewhat - subject to planning consents. As a thought, the garage could theoretically be converted into a holiday let, again subject to planning consents and approvals. Benefiting from partial uPVC double glazing and gas central heating, the accommodation briefly affords: Porch, Entrance Hall, Wc, Lounge, Sitting Room, Dining Room, Kitchen, Landing, 3 Bedrooms, Study, Shower and Bathroom. Viewing essential.

Location: The picturesque seaside town of Criccieth is situated on the southern coastline of the beautiful Llŷn Peninsula with splendid scenery all-encompassing: beaches, a rugged coastline and beautiful countryside with the backdrop of the Snowdonia mountain range never far from sight - the entire Llŷn Peninsula has without doubt some of the best scenery Wales has to offer. The climate here is often quite temperate and with the sea on your doorstep, there's much to be enjoyed - even seals and dolphins frequent these parts. Historic Criccieth resides between the two coastal towns of Porthmadog and Pwllheli, both of which offer excellent marina facilities and businesses associated with the boating fraternity. Locally, there are a good range of amenities, fine pubs and restaurants, a post office and golf course. The main shopping town on the peninsula is the vibrant market town of Pwllheli reached by the main A497 thoroughfare and has a good range of shops and rail links. Porthmadog is home to the famous Ffestiniog railway and has a unique history associated with the slate industry. Criccieth promenade offers opportunities for gentle strolls along the seafront and there's always the temptation to stop for an ice cream along the way.

Property Features

Porch: 7' 6" x 3' 8" (2.31m x 1.12m)

Entrance Hall

Wc

Lounge: 12' 2" x 17' 1" (3.73m x 5.21m max)
Measured into bay.

Sitting Room: 12' 0" x 14' 11" (3.67m x 4.56m)

Dining Room: 9' 10" x 10' 1" (3.01m x 3.08m)

Kitchen: 15' 4" x 9' 5" (4.68m x 2.88m)

Landing

Bedroom 1: 12' 3" x 11' 5" (3.74m x 3.50m)

Shower Room

Bedroom 2: 12' 0" x 13' 10" (3.67m x 4.23m)

Bedroom 3: 10' 4" x 9' 3" (3.17m x 2.84m)

Study: 10' 3" x 10' 8" (3.14m x 3.27m)

Bathroom: 9' 7" x 5' 11" (2.93m x 1.82m max)

Outside: To the rear is a driveway for off road parking and a sizeable detached garage/workshop which has a pitched roof, power/light, twin timber access doors and a side personnel door. The gardens offer much interest with manicured lawns, mature trees and well-stocked borders that are home to a wide range of decorative flowering plants and shrubs.

Garage/Workshop: 16' 2" x 27' 5" (4.94m x 8.37m max)

Directions: From our Caernarfon office, follow 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, turning 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 look for an oak tree in the centre of the road. The driveway entrance to the property is immediately on your right hand side.

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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