



Tom Parry

1 Maes Llwyd, Llanystumdwy, Criccieth, LL52 0SQ

£225,000

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An excellent detached modern bungalow pleasantly situated on a small select residential estate in the village of Llanystumdwy, birthplace of former british prime minister David Lloyd George. The well presented accommodation has the benefit of uPVC wood effect double glazing and a gas fired central heating system.

There are many scenic country and coastal walks on the doorstep and the seaside castle town of Criccieth, with its Promenade and many High Street amenities, is just a short drive away.

The surrounding area also benefits from a variety of outdoor and recreational pursuits, including golf courses, sailing, fishing, climbing and biking,

Ref: C291

ACCOMMODATION

(all measurements are approximate)

SERVICES

All mains services

Entrance Hall

with built-in cloaks cupboard, built-in cupboard housing wall mounted 'Worcester' gas fired combi central heating boiler, built-in airing cupboard with radiator, radiator, ceiling access hatch to roof space, entrance door

Lounge

with fireplace surround fitted with coal effect gas fire, radiator, 'French' style doors opening onto the front patio area

Kitchen

with a range of fitted wall and base units including single drainer sink unit, integrated double oven and 4 ring gas hob, integrated fridge, work surfaces and tiled surrounds, built-in cupboard, radiator

Bedroom 1

with built-in wardrobe and fitted double wardrobe, radiator

Bedroom 2

with built-in wardrobe, radiator

Bathroom

with walk-in bath with shower attachment and shower screen, vanity unit, 'heatstore' wall heater, part tiled walls

Separate w.c.

with vanity unit, w.c., part tiled walls

EXTERIOR

Adjoining single garage with up-and-over door, light and power connected
Tarmacadam driveway
Lawned garden to front, side and rear with concreted paths and paved patio





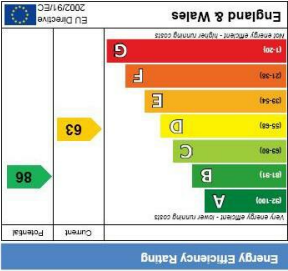
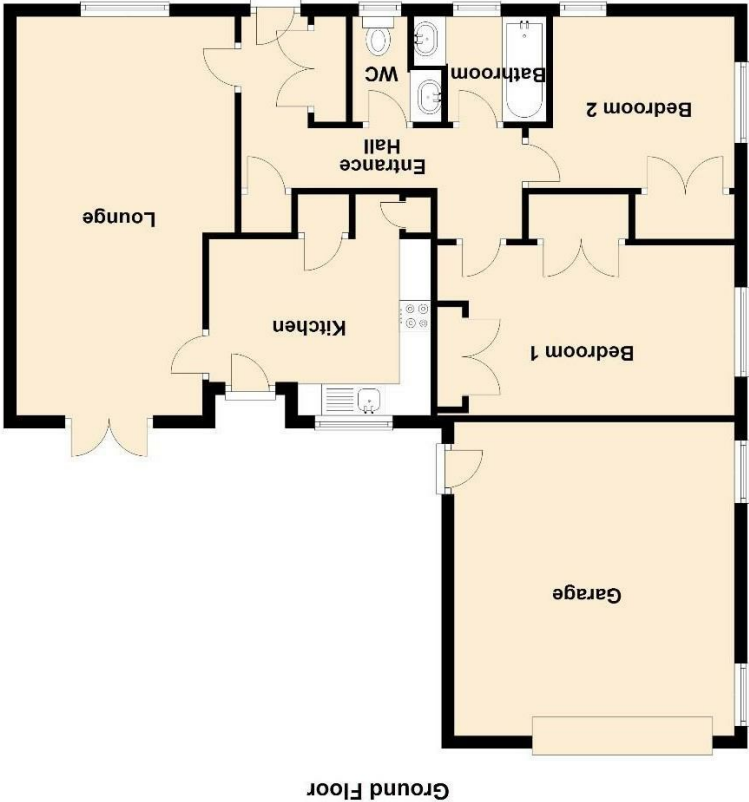


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

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