



# Tom Parry

Borthwen Upper Morannedd, Criccieth, LL52 0PP

£290,000



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"Borthwen" is a substantial, two storey residence situated in the picturesque seaside and historic Castle town of Criccieth, conveniently located within easy reach of the town's High Street shops, promenade and beach.

The property is situated in a much favoured residential location with sea and Castle views. It has the benefit of a Conservatory, built to the side, garden and off road parking, and affords ample scope for imaginative modernisation and refurbishment.

Criccieth is situated on the southern coastline of the beautiful Llyn Peninsula, dominated by its Castle standing on a rocky promontory between two beaches. The town is well served by a variety of small shops, post office, public houses, restaurants, primary school and health centre. The bustling harbour town of Porthmadog is approximately 5 miles distance providing additional shopping facilities and amenities. The surrounding area benefits from a variety of outdoor pursuits, including sailing, fishing, golfing, climbing, biking and many scenic coastal and country walks.

**Ref: C292**

**The Accommodation comprises:-**  
(all measurements approximate)

### Ground Floor

#### Entrance Hall/Sun Room

with storage heater, sea views

#### Lounge

with tiled fireplace fitted with mains gas fire set on a raised slate hearth, sea and Castle views, door opening into the:-

#### uPVC double glazed Conservatory

with double doors opening into the garden, sea views

#### Sitting Room

with tiled fireplace fitted with log effect mains gas fire, electric storage heater, dual aspect

#### Kitchen

with range of fitted wall and base cupboards including double drainer stainless steel sink unit, tall cupboards one housing the hot water cylinder, understairs larder cupboard, work surfaces, extractor fan, electric storage heater

#### Utility Room/Rear Entrance

with fitted base unit, 2 double wall units, plumbing for washing machine, built-in store cupboard, 2 entrance doors

#### Shower Room

with shower cubicle and "Triton" shower unit, wash basin and low level w.c., fully tiled walls

### Studio/Workshop

### First Floor

#### Landing

with built-in cupboard and fitted shelving, electric storage heater, ceiling access hatch to roof space

#### Front Bedroom 1

with fitted wardrobe, electric storage heater, dual aspect with excellent sea and Castle views

#### Front Bedroom 2

with built-in wardrobe, dual aspect, excellent sea and Castle views

#### Bedroom 3

#### Bathroom

with coloured suite comprising panelled bath and pedestal wash hand basin, part tiled walls, heated towel rail

#### Separate w.c.

#### Outside

Gated entrance opening onto a tarmac drive and parking area

Timber and corrugated iron car port

Gardens to the front, side and rear with mature trees and shrubs

Paved terrace and patio to the front

Timber garden shed

Timber summer house

#### Services

All mains services







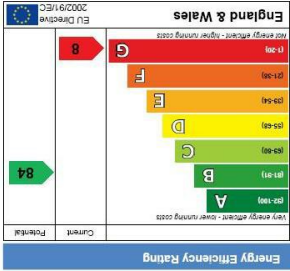




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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Address: Borthwen, Upper Morneidd, CRICCETH, Gwynedd, LL52 0PP  
RN: 2378 4015-723-6151-7960

