



Tom Parry

Glan Erin Muriau Estate, Criccieth, LL52 0RU

£375,000

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"Glan Erin" is a detached dormer bungalow situated in this much favoured residential estate in the picturesque seaside and historic Castle town of Criccieth. The property enjoys wide reaching sea and Castle views and is also conveniently located within easy reach of the town's High Street shops, promenade and beaches.

Criccieth is situated on the southern coastline of the beautiful Llyn Peninsula, dominated by its Castle. The town offers 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, and the surrounding area benefits from a variety of outdoor pursuits, including sailing, fishing, golfing, climbing, biking and many scenic coastal and country walks.

Ref: C294

ACCOMMODATION

Any measurements are approximate

GROUND FLOOR

Entrance hallway

with arched feature, built-in cloaks cupboard, cylinder and linen cupboards, two radiators

Lounge

with log effect gas fire set in tiled surround fireplace, bow window enjoying magnificent far reaching sea and Castle views to the front, two radiators

Dining Room

with slate faced fireplace fitted with gas fire, radiator

Kitchen

with range of fitted wall, base and tall units with work surfaces, including single drainer sink unit, built-in cupboard, radiator, rear entrance door opening into the courtyard

Bedroom 1

with excellent views to front, radiator

Bedroom 2

with excellent view, radiator

Bathroom

with three piece coloured suite comprising panelled bath with 'Triton' electric shower over, pedestal wash hand basin, low level w.c., wall mounted electric fire heater, radiator

FIRST FLOOR

Bedroom 3

dual aspect room with excellent views, and with built-in cupboard, eaves storage areas, radiator

EXTERIOR

Part covered courtyard with Boiler Room housing the 'Worcester' wall mounted gas fired central heating boiler, also heating domestic hot water.

Utility/Laundry Room with provision for plumbed in washing machine, fitted shelving

Sizeable Garage/Workshop with up-and-over door, light and power connected

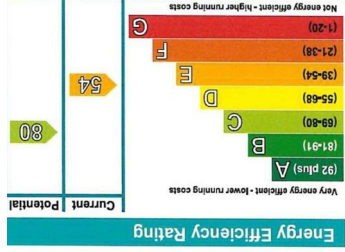
Tarmacadm driveway and parking area, lawned gardens to all elevations with flowering shrubbery, patios and pathways.

SERVICES

All mains services conneced







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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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

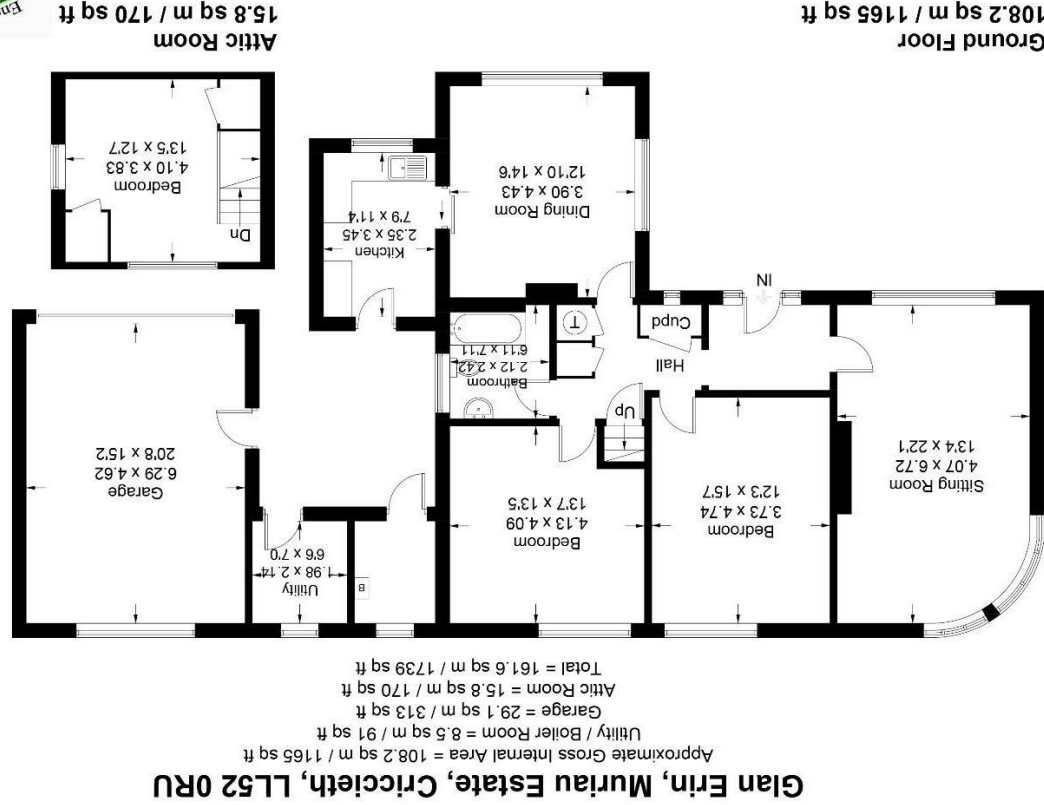


Illustration for identification purposes only.
measurements are approximate, not to scale.