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Muriau Poethion , Criccieth, LL52 0RS

£425,000

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Muriau Poethion is a charming character property dating in part from the mid to late 16th Century, and situated in this much favoured residential area in the picturesque seaside and historic Castle town of Criccieth. The property enjoys wide reaching sea views and is also conveniently located within easy reach of the town's High Street shops, promenade and beaches.

The property boasts some beautiful original features including a stone inglenook in the lounge and the unique stone spiral staircase leading to the Master Bedroom. The spacious living accommodation to the ground floor provides access to the large, well-tended gardens to enjoy the excellent views.

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.

Our Ref: C296

GROUND FLOOR

Hallway

with storage cupboard; airing cupboard containing pre-lagged hot water cylinder with immersion fitted and ceiling hatch access to main bedroom

Lounge

with feature stone inglenook with open fireplace; spiral stone staircase leading to Master Bedroom. French doors leading to:

Conservatory

with tiled floors; French doors to rear and two radiators

Kitchen

with terrazzo floor tiles; a range of fitted wall and base units with worktop over; one and a half bowl sink and drainer; tiled splashbacks; double oven and grill with gas hob and extractor fan over; integrated fridge freezer and radiator

Bedroom 2

with built-in wardrobes and radiator

Bedroom 3/Dining Room

with radiator

Bathroom

with three piece suite including a pedestal wash hand basin, panelled bath and low level WC; "Worcester" boiler; radiator and extractor fan

FIRST FLOOR

Master Bedroom

with beautiful sea views; feature exposed beams and two radiators

EXTERNALLY

The property has gardens laid to lawn at the front and rear with the added benefit of a paved patio area to the rear of the house and a detached garage at the front/side

SERVICES

All mains services







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.

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