



Tom Parry

Brynmor, Penaber Estate, Criccieth, LL52 0ES

£310,000

Brynmor Penaber Estate, Criccieth, LL52 0ES

'Brynmor' is a highly desirable property situated in a prime location in this much sought after residential estate in the seaside town of Criccieth. Occupying an attractive plot, the property has a lovely view of the castle to the side, a tempting glimpse of the sea and the High Street amenities, promenade and beach are all within walking distance.

With gardens are mainly laid down to lawn, with a small allotment area at the rear the property also benefits from an integral garage, offroad parking, double glazing and a gas central heating. The property is in need of some minor cosmetic upgrade but offers a fantastic opportunity to make a beautiful home.

Criccieth is situated on the southern coastline of the beautiful Llyn Peninsula. Dominated by its castle standing on a rocky promontory between two beaches, there are a variety of shops in the High Street, as well as restaurants, a post office, a primary school and a health centre. The bustling harbour town of Porthmadog is approximately 5 miles distance providing additional shopping facilities and amenities, while 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: C300

GROUND FLOOR

Entrance Hall

with uPVC double glazed entrance door with side panel; built in cloak cupboard; radiator and staircase leading to first floor

Lounge

17'10" x 15'1" (5.46 x 4.6)

with picture window; slate faced fireplace and two radiators

Dining Room

11'1" x 10'9" (3.39 x 3.3)

with radiator

Kitchen/Breakfast Room

14'4" x 11'0" (4.37 x 3.37)

with a range of fitted wall and base units with worktops over; double drainer stainless steel sink; tiled splashbacks; fitted larder cupboard; gas cooker point; wall mounted "Worcester" gas fired central heating boiler and radiator

Rear Entrance Hallway

with uPVC double glazed door

Utility Room

10'11" x 10'1" (3.34 x 3.09)

with "Belfast" sink unit with tiled surround; work surface; plumbing for washing machine; 2 double fitted wall units and door opening to:

Garage

16'10" x 10'2" (5.14 x 3.11)

with electrically operated up and over door; fitted shelving

Bedroom 1

14'8" x 14'1" (4.49 x 4.31)

with fitted wardrobes with cupboards above and radiator

Shower Room

with shower enclosure and "Mira" shower; accessible shower with "Mira" shower unit; wash hand basin; WC; bidet and plastic panelled walls

FIRST FLOOR

Landing

with built in wardrobe/cupboard; linen cupboard and store cupboard with door opening into further storage in the eaves roof space; access hatch to loft and radiator

Bedroom 2

14'1" x 11'8" (4.31 x 3.57)

with two built in wardrobes and radiator

Bedroom 3

11'10" x 10'11" (3.62 x 3.34)

with two eaves cupboards; radiator and views towards the Castle

Independent WC

with WC; pedestal wash basin and radiator

EXTERNALLY

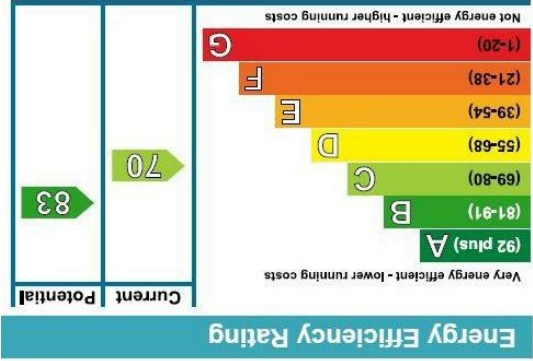
Integral garage (as earlier described) with two built in store cupboards to the rear, accessible from the rear garden and with electrical connections; brick driveway to the front; lawned gardens to the front and rear with small "allotment" type area with growing fruit.

SERVICES

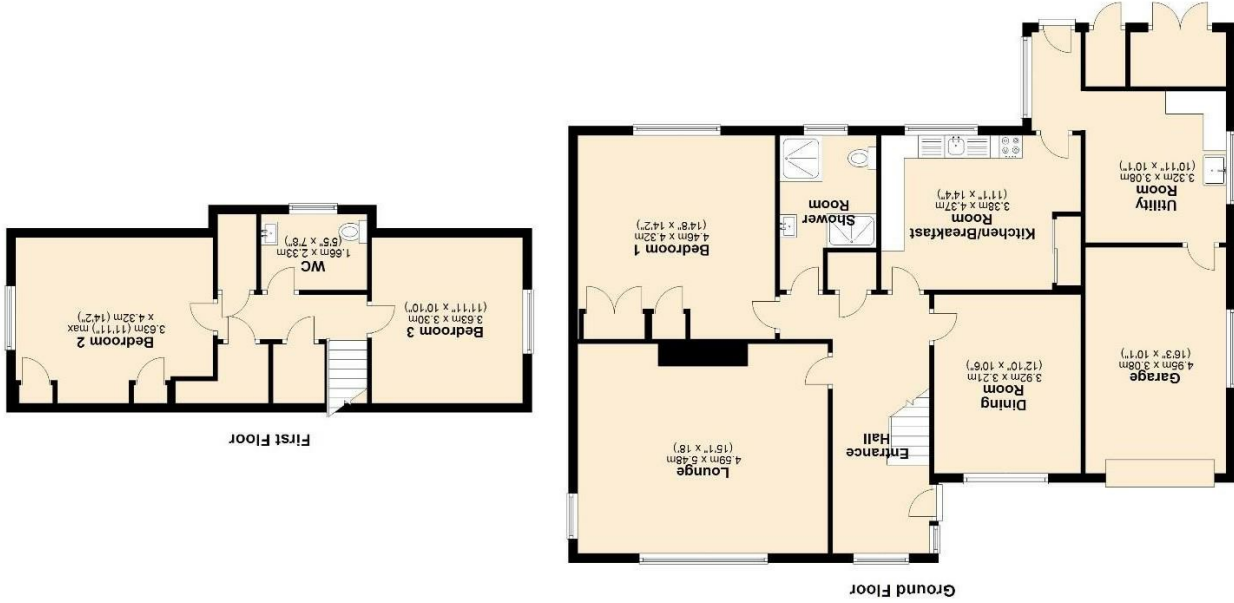
All mains services







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