

BOB PARRY

11 HIGH STREET, CRICCIETH
O.I.R.O £269,995
REFERENCE: 21415



- CLOSE TO THE BEACH
- TOWN CENTRE LOCATION
- OFF ROAD PARKING

- GAS FIRED CENTRAL HEATING
- GOOD TRANSPORT LINKS
- APPROX 18FT KITCHEN/DINER

DIRECTIONS

From our Porthmadog office take the A497 road west for approximately five miles passing through the village of Pentrefelin. Go along the High Street in Criccieth and the property can be found on the right after George IV Hotel. There is a rear service lane which leads to the rear of the property which provides access to the off road parking for up to three cars.

In Brief

A deceptively spacious and attractive stone built three bedroom double fronted mid terrace family home. The property has been extended over the years to provide spacious living accommodation comprising entrance hall, lounge, sitting room, large kitchen/diner to the ground floor with first floor landing, three bedrooms, family bathroom and attic room.

The property is partially double glazed and has gas fired central heating throughout and viewing is essential in order to appreciate this fine family property. There is an attractive lawn garden to the rear with ample off road parking.

Located in the popular seaside town of Criccieth on the Llyn Peninsula. The town lies approximately five miles west of Porthmadog, 9 miles east of Pwllheli and approximately 17 miles south of Caernarfon. The town is famous for its 13th century castle and outstanding coastline and beaches. There are a good range of amenities within the town but the larger towns of Porthmadog and Pwllheli offer a wider range of amenities such as secondary schools, supermarkets and pharmacies to names a few.

Accommodation

(Measurements are approximate)

Entrance Hall

Radiator. Stairs to first floor landing.

Lounge 2.96m x 5.58m (9'9" x 18'4")

Radiator. Cupboard housing electrical switchgear.

Sitting room 2.91m x 3.80m (9'7" x 12'6")

Radiator.

Large Kitchen/ Diner 5.52m x 5.08m (18'1" x 16'8")

Radiator. Open fire with surround fireplace. Door leading into lean too. A range of wall and base units with matching worksurfaces. Splash back tiled walls. Sink unit with mixer tap. New world integral oven. Swan gas hob. Overhead extractor hood.

First floor landing

Stairs to attic room.

Bathroom

Low level wc. Bath with overhead electric shower. Wash hand basin. Radiator. Large storage cupboard. Airing cupboard housing Worcester combi boiler.

Bedroom One 2.91m x 4.07m (9'7" x 13'4")

Radiator. Wash hand basin.

Bedroom Two 4.59m x 2.91m (15'1" x 9'7")

Wash hand basin. Radiator. Built in storage cupboard.

Bedroom Three 2.64m x 3.00m (8'8" x 9'10")

Radiator

Attic Room 7.02m x 3.38m (23'0" x 11'1")

Velux windows with glimpses of Criccieth castle. Eaves storage.

Outside

Attractive patio area to the rear. Side gate with right of way over next door. Storage outbuilding. Outside wc. Outside water tap. Steps up to large lawn garden. Gate through to parking area.

Services

None of the services have been tested; however it was noted the property has mains gas, electricity, water and drainage.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in Band C. Information from www.voa.gov.uk

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			73
(39-54) E			
(21-38) F		46	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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