



11 High Street, Criccieth, LL52 0BS

Ref: 21415

A deceptively spacious and attractive stone built three / four 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 with stairs and rear parking.

O.I.R.O £255,000

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.

BRIEF DESCRIPTION

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In Brief

A deceptively spacious and attractive stone built three / four 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 with stairs. 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 name 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")

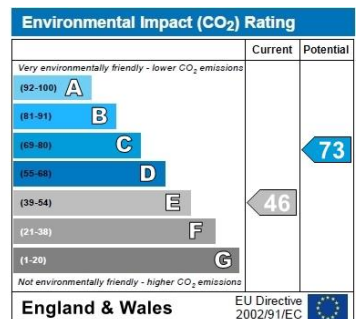
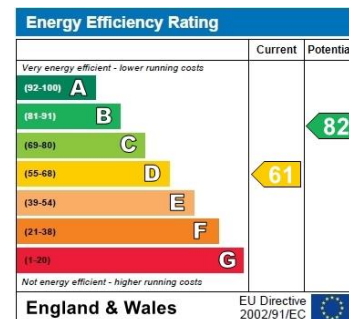
Velux windows with glimpses of Criccieth castle. Eaves storage.

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.



These sales particulars are believed to be materially correct but their accuracy is not guaranteed and they do not form any part of any contract. All measurements are metric (with imperial equivalent in brackets) and are approximate. Services, gas and electric installations, appliances, heating systems, boilers, chimneys/flues etc. have not been tested by the selling agents and no warranty as to their condition or suitability is given.

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