

DRWS Y NANT, 2 ARVONIA TERRACE, CRICCIETH

DEPOSIT: £550 £550 PCM

REFERENCE: 22013



- TWO BEDROOM TERRACE
- CENTRAL HEATING

- NO PETS OR SMOKERS
- POPULAR LOCATION

## DIRECTIONS

From our Porthmadog office turn left onto the A497 and follow the road to Criccieth. Go into the town and turn right signposted Caernarfon. Follow the road up past the car dealership and turn left after the Bron Eifion fishing sign and the property can be found on the left.

## In Brief

An attractive two bedroom mid terrace house located in the popular seaside town of Criccieth. Gas fired central heating to all main areas. Mostly double glazed. Rear yard with outbuildings. The property is available unfurnished. No Pets. Not suitable for children. Early viewing essential. EPC Rating D-65.

## Entrance Hall

Radiator. Stairs to the first floor landing. Smoke detector.

## Lounge 3.18m x 3.82m (10'5" x 12'6")

Electric fire. Radiator.

## Kitchen 4.52m x 2.62m (14'10" x 8'7")

Range of wall and base units with matching worksurfaces. Stainless steel sink unit. Radiator. Extractor hood. Space for cooker, fridge and washing machine. Splash back tiled walls. Heat detector. Fire blanket and extinguisher. Door leading to rear yard.

## First floor landing

Smoke detector. Loft access hatch.

## Bathroom

Bath. Low level wc, wash hand basin. Radiator.

## Bedroom one 3.95m x 2.95m (13'0" x 9'8")

Radiator. Cupboard housing Valiant Combi boiler. Restricted sea view.

## Bedroom two 2.89m x 3.57m (9'6" x 11'9")

Radiator.

## Outside

Rear yard with storage outbuildings. Low maintenance front garden.

## Council Tax Band

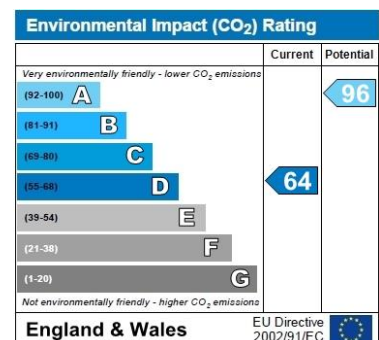
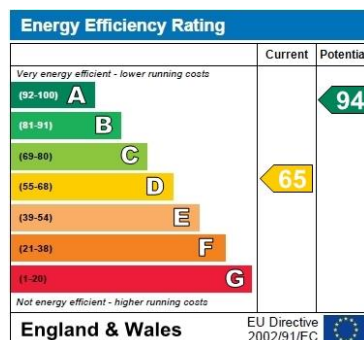
The property is believed to be in council tax band C. (Information from [www.voa.gov.uk](http://www.voa.gov.uk)).

## Tax Band

The property is believed to be in Band C. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

## Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at [porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)



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