



**Tom Parry**

Haul A Gwynt, Upper Morannedd, Criccieth, LL52 0PP

**£450,000**

## Haul A Gwynt Upper Morannedd, Criccieth, LL52 0PP

Tom Parry & Co are delighted to offer for sale this substantial four bedroomed family property in Criccieth. 'Haul a Gwynt' enjoys an elevated position on Upper Morannedd and boasts spectacular far reaching sea views from most rooms in the house. The property is currently used as a holiday let and could continue in this use or be a fantastic family home in this much sought after location.

The property has two reception rooms to the ground floor, as well as a kitchen with separate utility and scullery. To the first floor there are three good size double bedrooms with fantastic views, a smaller single bedroom and a bathroom. Whilst the property would benefit from some modernisation, viewing is highly recommended to appreciate it's full potential.

**Our Ref: C310**

### GROUND FLOOR

#### Porch

with quarry tiled floor

#### Hallway

with parquet flooring; radiator and stair lift

#### Under Stair Cloak Room

with low level WC and pedestal wash basin

#### Living Room

with dual aspect to enjoy far reaching views of the sea and castle; open fire with brick surround and slate hearth; carpet floor covering and 2 radiators

#### Dining Room

with stained floorboards; open fire place with slate surround and hearth and far reaching sea views

#### Kitchen

with a range of fitted wall and base units with worktop over; space & plumbing for free standing gas oven; integrated gas hob; one and a half bowl stainless steel sink and drainer; space for under counter fridge and freezer; space for dish washer; wood effect laminate floor; partially tiled walls and far reaching sea views

#### Utility

with stainless steel sink and drainer set in base unit; door to rear; wall mounted "Vaillant" gas fired combi boiler; space and plumbing for washing machine and quarry tiled floor

#### Scullery

with fitted shelving

### FIRST FLOOR

#### Landing

with two built in storage cupboards; access to loft and carpet flooring. View over garden at the rear.

#### Master Bedroom 1

with far reaching views out to sea and towards both Criccieth and Harlech Castles; tiled fireplace; carpet floor covering and radiator

#### Bedroom 2

with dual aspect to enjoy views of the sea; and views of the castles at Criccieth and Harlech; carpet floor covering and radiator

#### Bedroom 3

with dual aspect to enjoy views of the sea and Criccieth; tiled fireplace; carpet floor covering and radiator

#### Bedroom 4

with views towards Criccieth Castle; built in storage; radiator and carpet

#### Bathroom

with laminate floor covering; shower cubicle with mains fed shower; low level WC; pedestal washbasin; heated towel rail; mirrored cabinet and extractor fan

#### EXTERNALLY

The property is accessed via a gated tarmac driveway which leads to a detached garage and a pathway to the front door. There are sloping lawned gardens to the front with mature shrubs and plants and a pathway leading down to the road. There is a patio to the side of the property to enjoy the fantastic views of the Criccieth coastline. There is a raised garden to the rear.

#### SERVICES

All mains services.





# Tom Parry

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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.  
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.

