



Tom Parry

9, Caerffynnon, Criccieth, LL52 0SF

£135,000

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A fantastic opportunity to purchase this mid terrace property located in the village of Llanystumdwy. Just a quarter of a mile walk from the coastal path with distant sea views from the front of the house, this property is in an ideal location for family living with access to the beaches and walks that this beautiful area of North Wales has to offer.

The property has three bedrooms and a bathroom to the first floor and good size lounge, kitchen and shower room to the ground floor. This property is set in an elevated position to enjoy the far reaching views and has gardens to the front and rear.

Llanystumdwy is a village steeped in history, being the home to the Lloyd George Museum and is a short drive from the larger village of Criccieth which offers a wider range of shops, restaurants and leisure facilities. This property would make an ideal home for first time buyers and families alike and viewing is highly recommended.

Our Ref: C314

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with radiator

Lounge

with an open fire incorporating an old bread oven, with a tiled hearth and timber surround; enjoying distant sea views; built in alcove cupboard with radiator

Kitchen

with a range of fitted wall and base units with worktop over; single stainless steel sink and drainer, tiled flooring and splashbacks; space for electric oven with extractor over; wall mounted "Baxi" gas combi boiler; space and plumbing for washing machine; under stair storage; radiator and door to the rear

Shower Room

with tiled walls and floors; heated towel rail; low level WC; pedestal wash basin; corner shower cubicle with "California Redring" electric shower

FIRST FLOOR

Landing

with access to loft

Bedroom 1 (Front)

with distant sea views and radiator

Bedroom 2

with radiator

Bedroom 3

with built in cupboard; radiator and door to bathroom

Bathroom

with three piece suite including panelled bath, low level WC and pedestal wash basin; extractor fan

EXTERNALLY

The property has a paved terraced garden to the front with planted borders incorporating various mature shrubs and plants.

To the rear there is gravelled pathway with paved steps up to a garden area with concrete paving slabs and gravelled areas, a garden shed and a small paved patio

SERVICES

All mains services connected



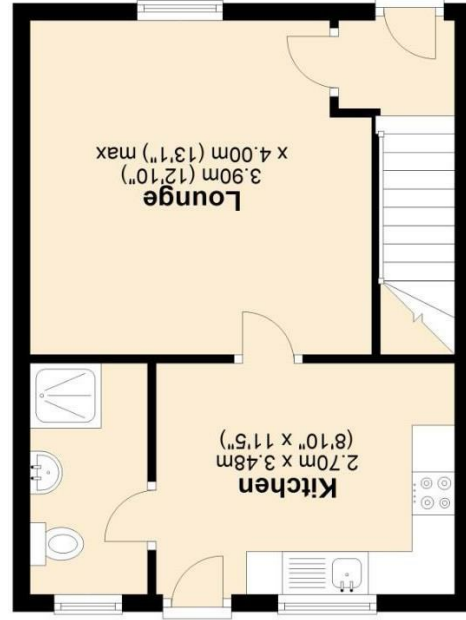
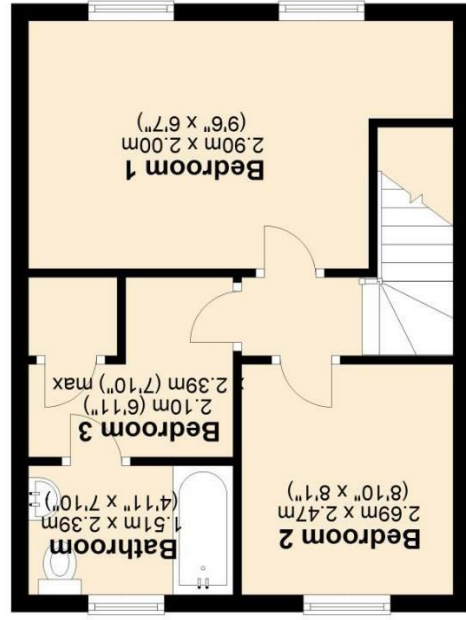




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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