

Tudor

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Rhandir Mwyn, Gwaen Ganol, Criccieth, LL52 0TB Or nearest offer **£395,000**

- Superior Detached Residence
- Substantial Accommodation
- Views of the Sea & Castle
- Sought-After Residential Area
- 4 Receptions & 5 Bedrooms
- Parking, Gardens & Large Garage



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this superior detached residence, situated within a sought-after residential area enjoying delightful views of Criccieth Castle and the sea beyond. The property is located on the outskirts of town, just a short stroll from the beach, castle, amenities, and local school.

Criccieth is a popular and picturesque coastal town set on the southern edge of the stunning Llyn Peninsula, well-positioned for access to both Porthmadog and Pwllheli.

The accommodation has been thoughtfully designed to offer comfortable and spacious living, and briefly comprises: Porch, Vestibule, Lounge, Sitting Room, Sun Room, Kitchen with Pantry, Conservatory, Cloakroom, Utility, Study, and Link Corridor leading to a Large Integral Garage.

On the First Floor: Five Bedrooms (one with en-suite), Family Bathroom, and a generous boarded attic space (access by drop down ladder). Externally, the property boasts easily maintained landscaped gardens to the front and rear. The large garage provides excellent space for storage or workshop purposes, with additional off-road parking via a private drive accessed by right of way.

Early inspection is strongly recommended to fully appreciate this impressive coastal home.

GROUND FLOOR

Porch 10'2 x 7'3 (3.10m x 2.21m)

Tiled floor. Door to:

Vestibule 9'6 x 2'9 (2.90m x 0.84m)

Double door to:

Hall

Stairs to first floor. Under stairs cupboard.

Lounge 13'5 x 9'10 (4.09m x 3.00m)

Fireplace with slate hearth.

Sitting Room 13'5 x 9'10 (4.09m x 3.00m)

Double doors to:

Sun Room 8'8 x 7'5 (2.64m x 2.26m)

Vaulted ceiling. Patio door to rear garden.

Inner Hall

Kitchen 13'5 x 12'2 (4.09m x 3.71m)

Kitchen units with AGA oil fired stove. Single drainer stainless steel sink unit. Dishwasher. Kitchen Island. Opening to:

Conservatory 9'11 x 11'1 (3.02m x 3.38m)

Tiled floor. Outside door. Night storage heater.

Pantry 5'11 x 5'8 (1.80m x 1.73m)

Toilet

Low level w.c. Washbasin.

Utility 9'11 x 6'0 (3.02m x 1.83m)

Units with stainless steel sink unit. Plumbing for washing machine. Space for dryer. Cupboard.

Study 9'9 x 5'9 (2.97m x 1.75m)

Link Corridor 23'0 x 6'4 (7.01m x 1.93m)

Doors to rear and garden. Door to:

Garage 20'11 x 23'0 (6.38m x 7.01m)

Up and over door. High ceiling. Toilet.



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FIRST FLOOR

Landing

Airing cupboard with cylinder.

Principal Bedroom 13'5 x 14'1 (4.09m x 4.29m)

With views. Fitted wardrobes with dressing table insert. Door to:

En-Suite

Double basin vanity unit. Panelled bath. Shower cubicle.

Bathroom 8'7 x 5'4 (2.62m x 1.63m)

Panelled bath with electric shower over. Low level w.c. Pedestal washbasin. Towel radiator.

Toilet

Low level w.c.

Rear Bedroom 8'3 x 5'5 (2.51m x 1.65m)

Washbasin.

Rear Bedroom 7'10 x 12'2 (2.39m x 3.71m)

Vanity washbasin. Fitted wardrobes.

Front Bedroom 13'5 x 9'10 (4.09m x 3.00m)

Fitted wardrobe. Vanity washbasin. Views towards the Castle.

Front Bedroom 9'6 x 9'10 (2.90m x 3.00m)

Front Bedroom 9'6 x 9'10 (2.90m x 3.00m)

Vanity washbasin. Cupboard.

OUTSIDE

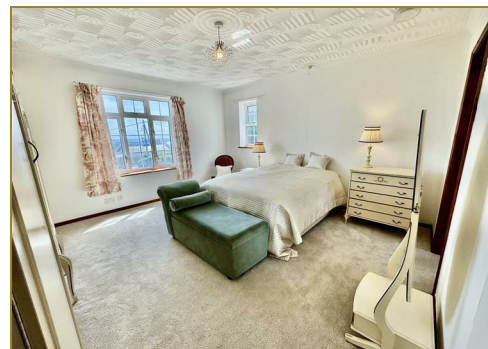
Drive (by way of right of way) with parking to the side of the property (space for two vehicles). Easily maintained gardens to front and rear.

SERVICES

We understand that mains water, drainage and electricity are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		51	68
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(1-14) E			
(1-14) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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Total area: approx. 237.8 sq. metres (2559.3 sq. feet)

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