

# Tudor

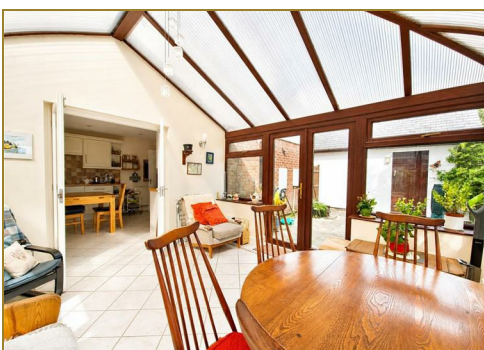
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## 46 Gorseddfa, Criccieth, LL52 0DW

**£424,999**

- Preswylfa Sylweddol ar Wahân/Substantial Detached Residence
- 3 Derbynfeydd a 3 Ystafell Wely/3 Receptions & 3 Bedrooms
- Cyfleus i'r Stryd Fawr a'r Siopau/Convenient for High Street & Shops
- Gardd, Garej a Pharcio/Garden, Garage & Parking
- Ardal Breswyl Boblogaidd lawn/Sought-After Residential Area
- Yn Agos At y Traeth/Close to Beach



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Mae Gwerthwyr Eiddo Tudor yn hapus i cynnig ar werth y cartref teuluol tri llofft hwn, sydd wedi'i gadw'n daclus ac mewn ardal breswyl boblogaidd yng Nghriccieth. Mae'r eiddo'n eang ac yn ymarferol, gyda digon o le ar gyfer bywyd teuluol bob dydd.

Mae Criccieth yn dref arfordirol boblogaidd, yn enwog am ei chastell, ei thraeth tywodlyd a'i phrif stryd ddeniadol. Mae'r dref mewn lleoliad cyfleus ar gyfer Penrhyn Llyn ac Eryri.

Yn fras, mae'r llety'n cynnwys:

Fynedfa, Ystafell Fwyta, Ystafell Fyw, Cegin, Ystafell Gawod, Ystafell Wasanaeth, Ty Gwydr, Ystafell Wely Feistr ag Ensuite, Ystafell Ymolchi, a dwy Ystafell Wely ychwanegol. Mae'r eiddo wedi cael ei gynnal a'i gadw'n dda ac yn cynnig cyfle gwych i greu cartref sy'n addas i ofynion ac arddull unigol.

Y tu allan mae patio cefn mawr gyda golygfeydd gwledig, a gardd flaen. Mae garej a lle parcio i ddwy gar hefyd.

Tudor Estate Agents are delighted to offer for sale this substantial and well presented three bedroom family residence, situated in a popular and established residential area of Criccieth. The property offers generous and well-proportioned accommodation throughout, providing a comfortable and versatile home ideal for modern family living.

Criccieth is a highly regarded coastal town, known for its historic castle, sandy beach and attractive high street, and is well placed for access to the Llyn Peninsula and Snowdonia.

The accommodation briefly comprises:

Entrance Hall, Dining Room, Living Room, Kitchen, Shower Room, Utility Room, Conservatory, Master Bedroom with Ensuite, Family Bathroom and two further Bedrooms. The property has been well maintained and presents a wonderful opportunity to create a home tailored to individual tastes and requirements. Externally, the property benefits from a large rear patio enjoying countryside views and a generous front lawn. The property also benefits from the advantage of a garage and off road parking for two cars.

## LLAWR GWAELOD/GROUND FLOOR

### Fynedfa/Hall

Rheiddiadur. Grisiau i'r llawr cyntaf.  
Radiator. Stairs to first floor.

### Ystafell Gawod/Shower room

Toiled isel. Uned gawod gornel.  
Low level W.C. Shower corner unit.

### Ystafell Fyw/Lounge 15'2 x 16'6 (4.62m x 5.03m)

Tân nwy fflam fyw. Rheiddiadur.  
Living flame gas fire. Radiator.

### Ystafell Fwyta/Dining room 12'3 x 11'8 (3.73m x 3.56m)

Rheiddiadur. Drws Ffrengig i'r ardd flaen.  
Radiator. French door to front garden.

### Cegin/Kitchen 15'2 x 10'11 (4.62m x 3.33m)

Unedau cegin wedi'u gosod gyda hobiau, popty a gril. Uned sinc dur di-staen â thap cymysgu.

Fitted kitchen units with hobs oven and grill. Single drainer stainless steel sink unit with mixer tap.

### Ystafell Wasanaeth/Utility room 7'4 x 6'7 (2.24m x 2.01m)

Plymio ar gyfer peiriant golchi. Boeler nwy combi.  
Plumbing for washing machine. Combi gas boiler.

### Ty Gwydr/Conservatory 13'5 x 11'9 (4.09m x 3.58m)

Llawr teils.  
Tiled floor.



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## LLAWR CYNTAF/FIRST FLOOR

### Llofft Lan/Landing

Rheiddiadur. Cwpwrdd sychu gyda rheiddiadur a'r rheolyddion ar gyfer y panel solar. Grisiau tynnu i lawr yn arwain at storfa yn yr atig. Radiator. Airing cupboard with radiator and controls for solar panel. Drop down ladder leading to attic storage.

### Ystafell Gwely Blaen/Front bedroom 13'3 x 11'10 (4.04m x 3.61m)

Cwpwrdd wedi'i ffitio. Rheiddiadur. Fitted cupboard. Radiator.

### En suite 8'1 x 6'8 (2.46m x 2.03m)

Cawod. Basn golchi ar bedestal. Toiled isel. Rheiddiadur/cynhesydd tywelion. Llawr teils. Shower. Pedestal wash basin. Low level W.C. Radiator/towel warmer. Tiled floor.

### Ystafell Gwely Blaen/Front bedroom 13'3 x 11'8 (4.04m x 3.56m)

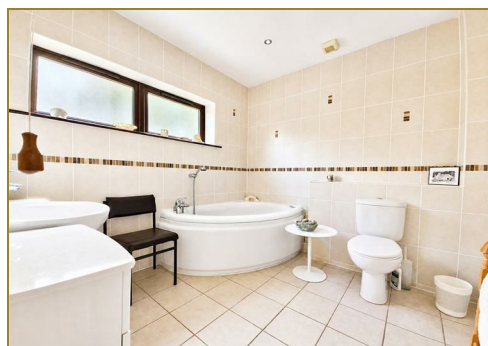
Rheiddiadur. Unedau wedi'u ffitio. Radiator. Fitted units.

### Ystafell Gwely Cefn/Rear bedroom 11'7 x 12'0 (3.53m x 3.66m)

Rheiddiadur. Cwpwrdd dillad. Radiator. Wardrobe.

### Ystafell Ymolchi/Bathroom 8'11 x 8'7 (2.72m x 2.62m)

Basn golchi ar bedestal. Rheiddiadur. Bath cornel. Llawr teils. Pedestal wash basin. Radiator. Corner bath. Tiled floor.



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## Y TU ALLAN/OUTSIDE

Gardd flaen a man parcio. Gardd gefn a phatio.  
Front garden and drive and parking area. Rear garden and patio.

## Garej Ar Wahan/Detached Garage 10'10 x 16'9 (3.30m x 5.11m)

Drws "up and over" a drws gwasanaeth i'r ochr.  
Up and over door and service door to the side.

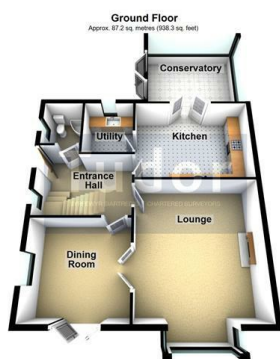
## GWASANAETHAU/SERVICES

Rydym yn deall bod y prif gyflenwad dwr, draenio, nwy a thrydan wedi'u cysylltu â'r eiddo. Dylai darpar brynwyr wneud eu hymholiadau eu hunain ynghylch addasrwydd a digonolrwydd y gwasanaethau hyn.

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

## PERCHNOGAETH/TENURE

Deallwn fod yr eiddo yn rhydd-ddaliad gyda meddiant gwag ar gael ar gwblhau. We understand that the property is freehold with vacant possession available on completion.



Total area: approx. 158.7 sq. metres (1708.4 sq. feet)  
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Energy Efficiency Rating		Current	Worst
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Worst
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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