

Tom Parry

Bryn Eirian, Upper Morannedd, Criccieth, LL52 0PP

£550,000

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Nestled in the charming coastal town of Criccieth, this delightful four-bedroom dormer bungalow offers a unique opportunity for those seeking a home with stunning sea views. Set on a generous corner plot, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The four well-proportioned bedrooms ensure that there is plenty of room for family and guests alike.

While the property is in need of modernisation, it presents a blank canvas for potential buyers to create their dream home. Imagine transforming this space to suit your personal style while enjoying the breathtaking views of the sea from your own living room.

Criccieth is known for its beautiful beaches, historic castle, and vibrant community, making it an ideal location for families and individuals alike. This bungalow not only offers a comfortable living space but also the chance to embrace the coastal lifestyle. Don't miss the opportunity to make this property your own and enjoy all that Criccieth has to offer.

Our Ref: C438

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Porch
with glazed surround enjoying sea viws

Hallway
with window to the side; under stair store cupboard; carpet flooring and radiator

Living Room
with dual aspect windows enjoying fantastic sea views; three radiators and carpet flooring

Dining Room
with window to the side; carpet flooring and hatch to kitchen

Kitchen/Breakfast Room
with a range of fitted wall and base units; free standing electric oven with extractor fan over; one and a half bowl sink and drainer and space for a breakfast table

Utility Room
with terrazzo flooring; space and plumbing for washing machine and tumble dryer and Belfast sink

Rear Hallway
with door to side and access to garage

Bedroom 1
with dual aspect windows enjoying sea views; built in wardrobes; carpet flooring and radiator

Bedroom 2
with dual aspect windows; carpet flooring and radiator

Shower Room
with large shower cubicle; low level WC; pedestal washbasin and tiled walls

FIRST FLOOR

Landing
with spacious area for storage and window with view over garden; airing cupboard and access to the loft

Bedroom 3
with sea and Castle views; eaves storage cupboard; carpet flooring and radiator. Door to:

Study/Occasional Bedroom 5
with sea views and carpet flooring. Note only accessed via Bedroom 3.

Bedroom 4
with views towards Moel Y Gest; eaves storage cupboard; carpet flooring and radiator

Shower Room
with low level WC; shower and wash basin

EXTERNALLY
The property occupies a corner plot, with a private driveway to the side, leading to the front of a double garage.

There is a small patio to the side of the driveway and lawned gardens to the front and rear of the house.

SERVICES
All mains services

MATERIAL INFORMATION
Council Tax: Band G

Tenure: Freehold













Floor Plan Awaited



EPC Awaited

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.

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

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