



# Tom Parry

Bodhyfryd, 7 Arvonja Terrace, Criccieth, LL52 0BL

Offers in the region of £240,000



## 7 Arvonja Terrace, Criccieth, LL52 0BL

Tom Parry & Co are delighted to offer for sale this picturesque three bedroom cottage located a short walking distance from the popular seaside village of Criccieth. This property has been beautifully extended and refurbished to provide stunning living accommodation with a large, light and airy living room and a good size kitchen and breakfast room to the ground floor. To the first floor there are three generously sized bedrooms and a family bathroom.

The vendors have indicated that an additional garden area with parking is available by separate negotiation.

It is rare to find such a property in the centre of Criccieth and early viewing is highly recommended.

**Our Ref: C328**

### ACCOMMODATION

Sizes are approximate

### GROUND FLOOR

#### Hallway

with tiled flooring; under stair storage and radiator

#### Living Room

15'8" x 21'6" overall (4.8 x 6.57 overall )

with wood effect flooring; natural flame effect fireplace set in marble surround with timber mantle; radiator

#### Kitchen

16'11" x 11'7" (5.17 x 3.55)

with a range of free standing kitchen units; Belfast sink; "Range" oven with 5 ring gas hobs with extract over; tiled floor and tall radiator

#### Utility

with space and plumbing for washing machine; door to rear and separate WC with corner WHB

### FIRST FLOOR

#### Landing

with built in airing cupboard housing wall mounted "Worcester" boiler and rooflight

#### Bedroom 1

12'9" x 9'6" (3.91 x 2.9)

with two windows to the front providing a light and airy room; built in storage; carpet and radiator

#### Bedroom 2

9'3" x 12'1" (2.83 x 3.69)

with built in storage; carpet and radiator

#### Bedroom 3

11'9" x 7'11" (3.6 x 2.42)

with carpet and radiator

#### Bathroom

with "P" shaped bath with "Triton TBO" electric shower over and glass shower screen; WC and wash basin set into vanity unit with storage and heated towel rail

#### EXTERNALLY

To the front of the house there is a small crazy paving slate patio with mature bedding plants to the perimeter.

At the rear there is a generous patio area.

#### SERVICES

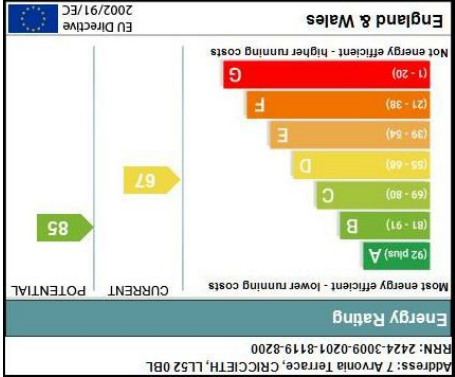
All mains services



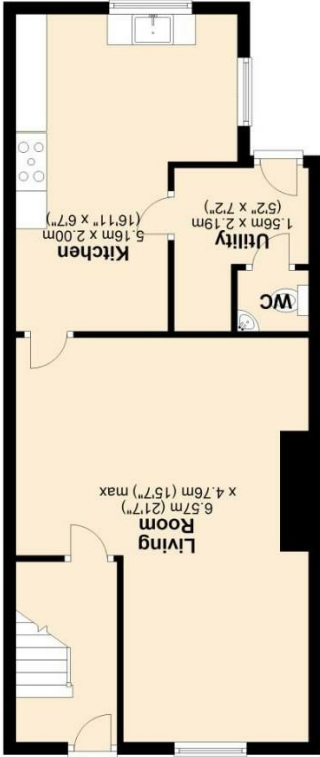








First Floor



Ground Floor

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