

Tom Parry



26 Bryn Tyddyn, Criccieth, LL52 0PE

£185,000

- Prominent corner plot
- Two generous double bedrooms
- Private south facing garden at the rear
- Detached garage and off road parking
- Light, large living room
 - No onward chain



Tom Parry & Co are delighted to offer for sale this delightful two bedroomed semi-detached bungalow situated on a prominent corner plot on the popular residential estate of Bryn Tyddyn in Pentrefelin.

The bungalow boasts a private south facing back garden, allowing for a serene outdoor space to enjoy the beauty of nature. The garden is an excellent area for gardening enthusiasts or for children to play safely. Additionally, the property features a detached garage with off road parking to the front, providing ample storage or potential for a workshop.

This bungalow presents an excellent opportunity for those looking to settle in a peaceful area while still being close to local amenities and the stunning coastline of Criccieth. With its appealing features and inviting atmosphere, Bryn Tyddyn is a property that should not be missed.

Our Ref: C422

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with cloak storage and modern electric radiator

Living Room

with large picture window overlooking the garden; carpet flooring and modern electric radiator

Kitchen

with a range of fitted wall and base units; one and a half bowl sink and drainer; integrated under counter fridge; integrated electric oven and hob with extractor fan over; tall larder cupboard and door to garden

Bedroom 1

with built in wardrobes; carpet flooring and modern electric radiator

Bedroom 2

with carpet flooring and modern electric radiator

Bathroom

with panelled bath with shower over; low level WC; pedestal wash basin and airing cupboard fitted with hot water tank with immersion fitted

EXTERNALLY

The property occupies a prominent corner position with deep lawned gardens to the front and the side. There is a detached garage with off road parking to the front.

At the rear there is a private garden with patio area, lawn and a range of mature shrubs and plants.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

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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