



# Tom Parry

Paradwys, Upper Morannedd, Criccieth, LL52 0PP

£649,950



# Paradwys Upper Morannedd, Criccieth, LL52 0PP

Tom Parry & Co are delighted to offer for sale this impressive dormer bungalow occupying an elevated position on a much sought after quiet road on the outskirts of the beautiful town of Criccieth. Immaculately presented and within walking distance to the beachfront & High Street amenities the property offers a mix of contemporary living and versatile space.

"Paradwys" meaning "Paradise" has recently undergone significant improvement works including a stunning architecturally designed extension forming a sun room and spacious master suite. The remainder of the property has been renovated throughout to a very high standard with exceptional finishing. The recently finished new loft conversion is now different and ensures a unique lifestyle and family home.

The modern kitchen is a fantastic space that opens up onto the rear garden, via sliding doors bringing the contemporary design of the garden area, inside. There are five bedrooms, one of which offer an en-suite. The living room is located perfectly at the front to enjoy the stunning sea views, what more could one want than to be able to watch the sun set from the comfort of your own home. Boasting of five bedrooms, the possibilities are endless - whether you have a family that will fill them or working from home is a must and an office space is needed. Paradwys really is the perfect property.

Viewing is highly recommended to appreciate the quality of the finish and all that this truly fantastic property has to offer.

Ref: C373

## ACCOMODATION

All measurements are approximate

## GROUND FLOOR

### Sun Room

with triangular window, large picture window enjoying far reaching sea and castle views; tiled floors; radiator, vaulted ceiling with electric Velux window & blind.

### Living Room/Dining Room

with large picture window enjoying far reaching sea and castle views; living room area carpeted with real flame effect gas fire; tiles to dining area, radiator.

### Kitchen

with modern two tone fitted kitchen with range of wall and base units with quartz worktops over; "Samsung" American style fridge freezer set in tall larder cupboard surround; "Bosch" integrated double oven; recessed 1.5 bowl sink and drainer; "Bosch" induction hob with extractor fan over; integrated 'Bosch' dishwasher; integrated "Bosch" microwave, integrated bins; sliding patio door to garden; breakfast bar; radiator, tiled flooring.

### Utility

with fitted wall and base units; housing a "Worcester Bosch" gas combi boiler; space and plumbing for washing machine and tumble dryer; stainless steel sink and drainer; Velux window in vaulted ceiling, radiator, tiled floor; stable door to rear.

### Inner Hallway

with radiator, tiled floor and storage cupboard that flows straight through to where the new staircase to the first floor is located;.

### Bedroom 1

with large picture window and triangular window enjoying sea views; carpet; radiator; spotlights set in feature vaulted ceiling.

### En-suite

with large shower unit with glass screen; wash hand basin set in vanity; low level WC; heated towel rail; tiled walls and floor.

### Bedroom 2

with large picture window with sea & castle views to front; carpet; radiator.

### Bedroom 3

with carpet; radiator; with views of garden

### Bathroom

with panelled bath; corner shower unit; wash hand basin set in vanity; low level WC; tiled walls and floor; heated towel rail

## FIRST FLOOR

### Landing

with large spacious open landing, carpet flooring, radiator, storage within eaves.

### WC

with low level WC, pedestal sink basin, radiator, vinyl flooring, storage within eaves.

### Bedroom 4

with 'Velux' windows enjoying sea and countryside views set within feature sloping ceilings; eaves storage, carpet flooring, radiator.

### Bedroom 5

with eaves storage; feature slopy ceilings; 2 'Velux' windows with countryside and sea views, carpet flooring, radiator.

## EXTERNALLY

The property is accessed via a private tarmac driveway leading to the front of the detached double garage's electric doors. The driveway also runs to the front of the house providing ample parking space, with room for a boat/caravan. There is a decorative beach pebble area to the front garden that steps up to a paved elevated terrace with seating area to enjoy the fantastic views of Criccieth Castle. There are two separate terrace seating area's to the front elevation.

At the rear there are two patio areas, one adjacent the garage and one at a higher level on the elevated lawn, again with views of the Castle to be seen clearly.

## SERVICES

All mains services

## MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band G

The property has undergone complete renovation works meaning the property is ready to move into with no work required. Contents are also available by separate negotiation.









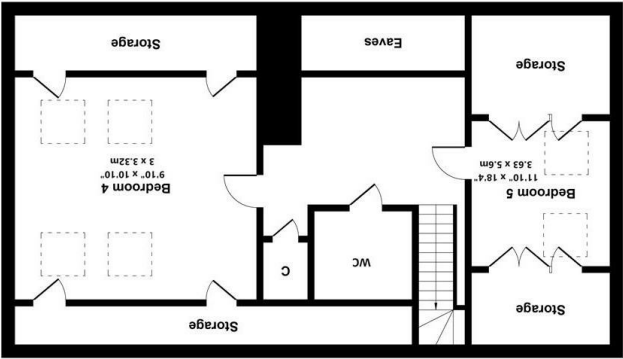


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

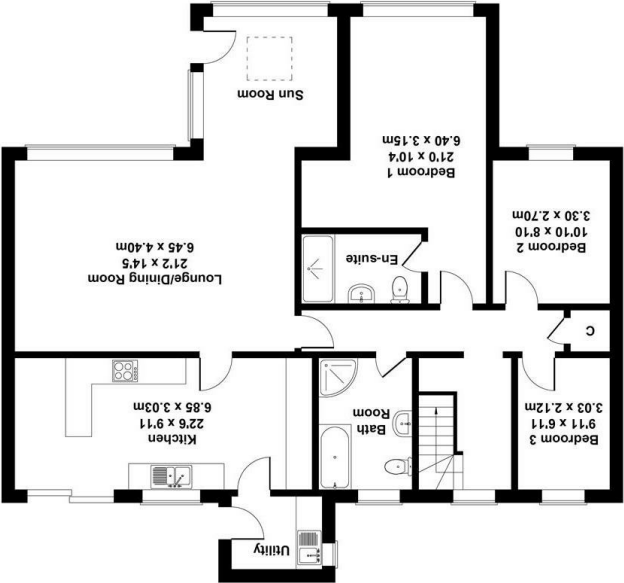
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Not to Scale. Produced by The Plan Portal 2024  
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FIRST FLOOR



GROUND FLOOR



Paradys  
Approximate Gross Internal Area  
1389 sq ft - 129 sq m  
(Excluding First Floor)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	83 B

