

Tom Parry

Swn y Gwynt, Upper Morannedd, Criccieth, LL52 0PP

£650,000

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They say "location, location, location" is what sells a property and we certainly think that will be the case for this amazing property! There are not many houses you can enjoy panoramic sea, mountain and countryside views from and also be staring straight at Snowdon from your kitchen window!

"Swn Y Gwynt" is a much loved family home, constructed by the vendors father in the 1960's, being one of the first houses to occupy this much sought after elevated position on Moranedd in the popular coastal town of Criccieth. The property makes the most of the views with "upside down" living, with three double bedrooms, family bathroom and large linen store which could become a further small bedroom to the ground floor and open plan lounge/diner, kitchen, utility and WC to the first floor. The living area opens up to a stunning balcony to enjoy the views.

There is a large lawned garden to the front and engineered tiered gardens to the rear - all enjoying the most breath-taking views. You really need to see this property to appreciate it fully!

Ref: C371

ACCOMMODATION
Any measurements are approximate

CELLAR
Accessed from linen store, lower ground floor storage

GROUND FLOOR

Entrance Hallway
with sea and mountain views from Porch area as far as Snowdon

Bedroom 1
with stunning panoramic sea views to front; built-in wardrobes with sliding doors; carpet flooring; radiator

Bedroom 2
with built-in cupboard; carpet flooring; radiator

Bedroom 3
with built-in cupboard; carpet flooring; radiator

Linen Store
with under stair storage; boarded flooring and access to cellar area

Bathroom
with vinyl flooring, part panelled walls with featured slate backdrop, free standing bathtub, low level WC, his & hers side by side sink basins with overhead mirrors, free standing shower cubicle with "Mira" electric shower, heated towel rail.

FIRST FLOOR

Landing
with panoramic sea views

Living Room
with picture window with stunning panoramic sea views; open fire set in slate surround; door to Balcony; built-in shelving

Dining Room
with archway to living room with views; carpet flooring

Kitchen
picture window with countryside, Snowdonia mountain range and sea views; range of built-in wall and base units; stainless steel sink and drainer unit; space for dishwasher; integrated 5 ring 'Lamona' hob with feature copper hood extractor over; integrated 'Lamona' electric oven; integrated microwave oven; feature ceiling beams; built-in cupboard

Utility Room
with space for undercounter fridge, freezer and space and plumbing for washing machine; built-in wall units; floor mounted 'Worcester' boiler

Rear Porch
with WC and wash hand basin; door to garden

EXTERNALLY
The property is accessed via a private driveway to the front of a detached double garage. Garage has recently had a new roof with a 20 year guarantee.

There is a stunning balcony to front with glazed balustrading, accessible from the first floor living room.

There is a large lawned garden to side of driveway and tiered gardens to side and rear.

SERVICES
All Mains Services

MATERIAL INFORMATION
Tenure: Freehold
Gwynedd Council Tax Band - Not Applicable
Offroad Parking
Traditional Construction

















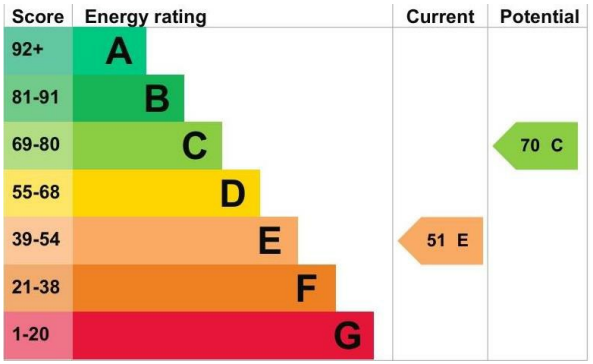

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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