



# Tom Parry

Dubrovnik, Upper Morannedd, Criccieth, LL52 0PP

£575,000



# Dubrovnik Upper Morannedd, Criccieth, LL52 0PP

Tom Parry & Co are delighted to offer for sale this fantastic detached property, situated on the much sought after residential road of Upper Morannedd in Criccieth. Currently divided into two flats, the property boasts a successful holiday let on the ground floor, making it an attractive option for those seeking a steady rental income. The first floor serves as a delightful second home, offering a perfect retreat for family and friends. This versatile space offers the option of continuing with the current use, permanent occupation of either or both flats or converting to one single, large residence.

Between the two flats there are five spacious bedrooms and three well-appointed bathrooms, providing ample accommodation for larger families or groups. The two reception rooms are inviting spaces, ideal for relaxation and entertaining, while the excellent outside space enhances the appeal of this property, allowing for outdoor gatherings and leisure activities.

One of the standout features of this home is the breath-taking views of the sea, mountains and the historic castle, which can be enjoyed from various vantage points throughout the property. The picturesque surroundings of Criccieth, with its stunning coastline and rich history, further enhance the allure of this residence.

Whether you are looking for a family home, a holiday retreat, or an investment opportunity, this property in Upper Morannedd is sure to impress. With its beautiful views and prime location, it is a rare find in the market. Do not miss the chance to make this exceptional house your own.

Our Ref: C411

## ACCOMMODATION

All measurements are approximate

## GROUND FLOOR

### Flat 1

#### Entrance Hallway

with timber effect LVT flooring; radiator and door to staircase to First Floor (Flat 2)

#### Living Room

with 'wall to wall' picture window to the front enjoying stunning sea & mountain views; brick fireplace with electric log burner effect fire; timber effect LVT flooring and radiator

#### Kitchen

with a range of fitted wall and base units; integrated electric oven and hob with extractor fan over; built in larder cupboard; space for table and chairs; one and a half bowl stainless steel sink and drainer; space for under counter fridge and radiator

#### Utility Room

with space and plumbing for washing machine; stainless steel sink and drainer and door to rear

#### Rear Hallway

with door to rear

#### Bedroom 1

with picture window enjoying mountain, sea & castle views; carpet flooring and radiator

#### Bedroom 2

with carpet flooring and radiator

#### Bathroom

with 'P' shaped bath with shower over; wash basin and radiator

#### Separate WC

with low level WC; wash basin and wall mounted 'Worcester' boiler

#### Flat 2 Hallway

with entrance door (no longer used as main entrance access to either flat); staircase to first floor; under stair storage area and cloak storage

## FIRST FLOOR

### Flat 2

#### Kitchen/Dining Area

with main entrance to the flat via 'French' doors opening onto balcony; range of fitted wall and base units with worktop over; range of integrated appliances including double oven, induction hob with extractor over; dishwasher and fridge freezer; two windows to the front enjoying sea and mountain views; wall mounted 'Worcester' boiler, dining area; cloak hanging space; laminate flooring and two radiators including tall modern unit

#### Inner Hallway

with loft access & skylight

#### Living Room

with large sliding patio door opening to Juliette balcony at front and enjoying far reaching sea, mountain and Castle views; inset real flame effect gas fire; tall modern radiator and carpet flooring

#### Bedroom 2

with carpet flooring and radiator

#### Shower Room

with fitted shower cubicle; low level WC and corner wash basin in vanity; tiled floor and radiator

#### Landing

with loft access

#### Bedroom 1

with built in wardrobes; dual aspect windows; door that leads directly to garden; carpet flooring and radiator

#### En-Suite

with 'P' shaped bath with shower over; WC and wash basin set in vanity with built in storage; tiled floor and radiator

#### Bedroom 3

with sea views to front; carpet flooring and radiator

## EXTERNALLY

The property is accessed via a private drive to the front of the house with space for three cars on the driveway. There is an attached garage as well as a car port. Steps to the west side of the garden provides alternative pedestrian access from the pavement.

There is a private patio and garden to the front of the house with a range of mature shrubs enjoying far reaching views. There are steps to the eastern side of the house, forming the main entrance to the first floor flat across the balcony. This fantastic balcony which extends to and gives access to the rear garden, is perfect for al fresco dining and enjoying the spectacular views. At the rear and to the western side there is a lawned garden with a range of mature trees, shrubs and plants.

## SERVICES

All mains services

## MATERIAL INFORMATION

Tenure: Freehold. The property was originally built as two flats. The ground floor is a registered furnished holiday let and the second floor a second home.

Council Tax: Band C to first floor flat, currently held as a second home. The ground floor flat is held on business rates and achieves the minimum 182 days set out by the council for holiday lets.

Note that the flats are also being advertised as separate sales. All can be sold with current use or would also make great homes.









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.

