



Tom Parry

Barcody, Criccieth, LL52 0BE

£285,000

Barcdy , Criccieth, LL52 0BE

Tom Parry & Co are delighted to offer for sale this charming semi-detached cottage situated on the fringe of the seaside town of Criccieth. With pleasing decor throughout, 'Barcdy' has been tastefully modernised and upgraded whilst retaining many of its original character features. On the ground floor is a living room with exposed beams, a separate dining room, kitchen and bathroom with the two bedrooms and a separate WC on the first floor. The furniture contents may be available subject to separate negotiation.

The cottage is set on a gravelled driveway, with access to the semi-detached garage with garden at the rear. There are distant sea views from the driveway.

A short walk from the stunning promenade and the many restaurants and other amenities of the town, this property really does need to be seen to be appreciated - early viewing is recommended.

Ref: C338

ACCOMMODATION

Any measurements are approximate

GROUND FLOOR

Hallway

with laminate flooring; cloaks area; radiator

Kitchen

with range of fitted wall and base units; stainless steel sink and drainer unit; washing machine; fridge; dual fuel 'range' style cooker with 6 ring burner and extractor over; tall larder cupboard; microwave; laminate flooring; radiator

Living Room

with gas fire set in stone surround and slate hearth; carpet flooring; feature exposed beams; 3 radiators

Dining Room

with feature stained glass door; 2 radiators; built-in cupboard; carpet flooring

Bathroom

with 'P' shaped bath with shower over; pedestal wash hand basin; low level WC; radiator; tiled floor and walls

FIRST FLOOR

Landing

with loft access

Bedroom 1

a light airy room with eaves storage; carpet flooring; radiator

Bedroom 2

with carpet flooring; radiator

Separate WC

with low level WC; pedestal wash hand basin, radiator

EXTERNALLY

The property is accessed via a shared gravel driveway with parking for up to four cars. There is a semi-detached garage (5.141m x 3.484m) with light and power connected (housing tumble dryer and freezer, both of which are included in the sale).

There is a slate courtyard seating area directly adjacent the front door and also a good sized garden at the rear of garage laid to gravel with patio area and timber shed; mature shrubs and trees.

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax Band 'D'

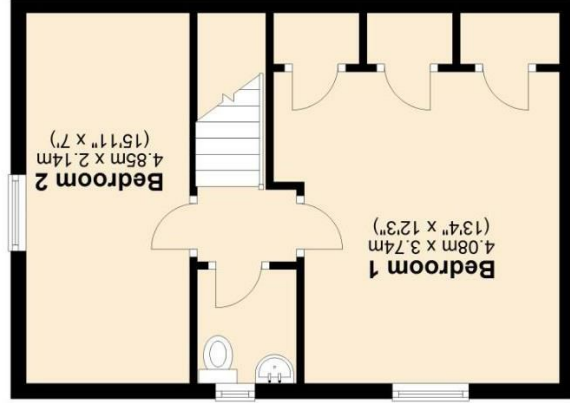
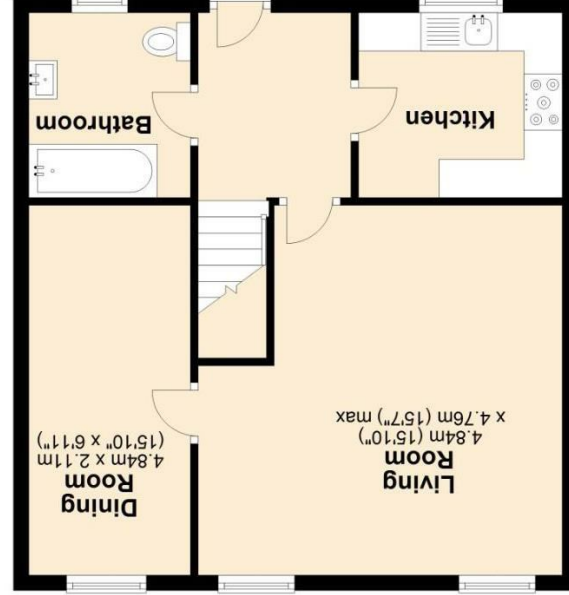






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
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Score	Energy rating	Current	Potential
92+	A	88 B	51 E
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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