



**Tom Parry**

21, Stanley Road, Criccieth, LL52 0EH

**£250,000**

## 21 Stanley Road, Criccieth, LL52 0EH

A fantastic opportunity to purchase this spacious double fronted end terrace residence situated in the popular seaside town of Criccieth, a short walk from the promenade, the Castle and the High Street amenities. The eight bedroomed accommodation can be found located over three floors and offers prospective purchasers the opportunity to acquire a large property with potential to convert into an income generating investment. There is adequate scope for modernisation and refurbishment.

Viewing is highly recommended.

**Ref: C326**

### **Accommodation**

All measurements are approximate

### **GROUND FLOOR**

#### **Porch**

with tessalated tiled floor

#### **Hallway**

with tessalated tile floor; night storage heater and under-stair storage

#### **Reception Room 1**

with bay window to front; plastered walls and electric panel heater

#### **Reception Room 2**

with bay window to front and electric fire

#### **Reception Room 3**

with window to rear and plastered walls

#### **Bathroom**

with laminate flooring; low level WC; washhand basin set in vanity unit; panelled bath; built-in airing cupboard; space and plumbing for washing machine

#### **Kitchen**

with range of built-in wall and base units; space for electric oven; stainless steel sink unit with drainer; tall larder cupboard; dual aspect room and door to rear yard

### **FIRST FLOOR**

Landing

#### **Bedroom 1**

with bay window; original cast iron fireplace with marble surround and carpet flooring

#### **Bedroom 2 / Sitting Room**

with bay window; feature wall and carpet flooring

#### **Bedroom 3 / Study**

with large window to front and carpet flooring

#### **Bedroom 4**

with carpet flooring

#### **Bathroom**

with laminate flooring; panelled bath, low level WC; pedestal wash hand basin; built-in airing cupboard; shower cubicle with tiled walls and dual aspect windows

#### **Bedroom 5**

with view to rear and carpet flooring

### **SECOND FLOOR**

Landing

#### **Bedroom 6**

with views to rear; radiator; feature sloping ceiling and carpet flooring

#### **Bedroom 7**

with stained floor boards; feature sloping ceiling; feature cast iron fireplace and dual aspect windows

#### **Bedroom 8**

with radiator and carpet flooring

#### **Bathroom**

with vinyl flooring; panelled bath; built-in airing cupboard; pedestal wash hand basin and radiator

#### **Separate WC**

with low level WC; radiator; wall mounted 'Worcester' boiler

#### **Kitchen**

with range of fitted wall and base units; laminate flooring; space for electric oven; space and plumbing for washing machine; space for fridge freezer and stainless steel sink unit with drainer

#### **OUTSIDE**

There is a small terrace area at the front of the property which leads to a walkway to the side. There is a timber storage shed backing onto a detached garage which is accessed at the rear.

There is a yard at the rear, mainly concreted with an access gate to the rear roadway.

#### **SERVICES**

All Mains Services





# Tom Parry

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tomparry.co.uk



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

working ability.

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

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