



**Tom Parry**

5, Chapel Terrace, Criccieth, LL52 0AB

**£220,000**

## 5 Chapel Terrace, Criccieth, LL52 0AB

Tom Parry & Co are delighted to offer for sale this beautifully presented mid-terrace house, nestled in the charming locale of Chapel Terrace, Criccieth. The property offers a delightful blend of character and modern living and is situated on Y Maes/the green with castle and distant sea views. Built in 1900, the property spans an inviting 743 square feet and features two well-proportioned bedrooms, making it an ideal home for couples or small families.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, perfect for relaxing or entertaining guests. This opens to a kitchen/diner and conservatory style utility room that has access to the garden. One of the standout features of this home is the stunning views across the green towards the historic Castle and coastline, providing a picturesque backdrop that enhances the overall appeal.

The large garden is a true gem, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air. It presents a wonderful opportunity for those who appreciate nature and outdoor living.

With no onward chain, this property is ready for you to move in and make it your own without the hassle of waiting for previous owners to vacate. Whether you are looking for a permanent residence or a holiday retreat, this charming house in Criccieth is sure to impress.

**Our Ref: C426**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with wood effect laminate flooring and radiator

#### Living Room

with log burner set within inset inglenook fireplace; under stair storage cupboard; carpet flooring and radiator

#### Kitchen/Diner

with a range of modern fitted wall and base units; one and a half bowl ceramic sink and drainer; integrated electric oven with gas hob and extractor over; integrated microwave; integrated under counter fridge; radiator and space for dining table

#### Utility/Conservatory

with space and plumbing for washing machine and dishwasher; door to rear and radiator

### FIRST FLOOR

#### Landing

with access hatch to loft

#### Bedroom 1

with fitted mirrored wardrobes; 2 windows to the front; carpet flooring and radiator

#### Bedroom 2

with cupboard housing wall mounted 'Worcester' combi-boiler; radiator and carpet

#### Bathroom

with panelled 'P' shaped bath with shower over and screen; wash basin on vanity unit; low level WC and heated towel rail

### EXTERNALLY

The property has a private gated front terrace area, laid to patio.

At the rear, there is a patio with stone storage shed that steps up to a long lawned garden with shed and access gate at the rear.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C

No onward chain





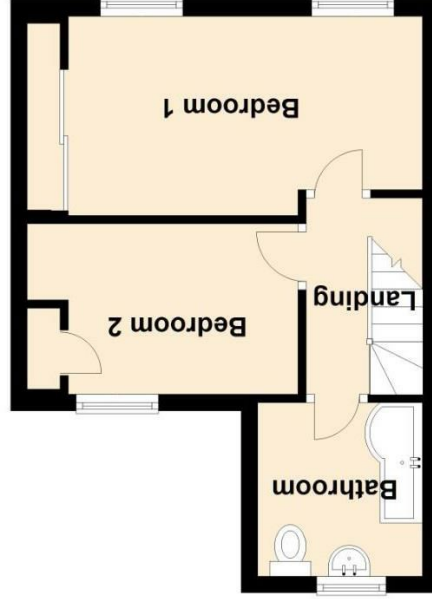


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

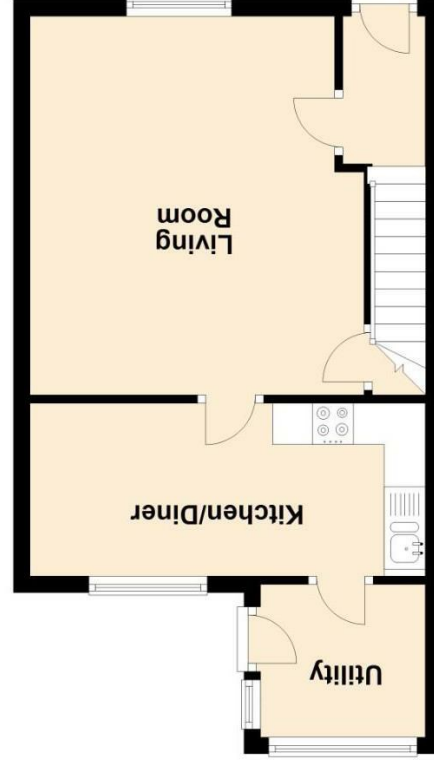
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Total area: approx. 63.1 sq. metres (678.8 sq. feet)

EPC Awaited



First Floor  
Approx. 26.5 sq. metres (285.0 sq. feet)



Ground Floor  
Approx. 36.6 sq. metres (393.8 sq. feet)