



# Tom Parry

Porth Y Cwm, Ffordd Cae Rhys, Criccieth, LL52 0AW

£300,000



## **Porth Y Cwm Ffordd Cae Rhys, Criccieth, LL52 0AW**

Tom Parry & Co are delighted to offer for sale this two bedroomed bungalow located in a popular residential area in the seaside town of Criccieth. The property is set on its own sizeable plot with lawned gardens with a vast array of shrubs, plants and trees and a detached garage.

Internally the property offers a large lounge diner, sun room, kitchen, two bedrooms and a bathroom with separate WC. Whilst the property would benefit from some modernisation, with its sizeable gardens and distant sea views this property would make a delightful family home.

Early viewing is recommended.

**Our Ref: C342**

### **ACCOMMODATION**

All measurements are approximate

#### **Entrance Porch**

with tiled floor

#### **Hallway**

with spacious store/cloaks cupboard with sliding mirrored doors; radiator and telephone point

#### **Inner Hallway**

with loft access

#### **Lounge/Diner**

with distant sea views; skirting radiators; TV point and open aspect onto front garden

#### **Sun Room**

with tiled floor and radiator; opening to front garden

#### **Kitchen**

with with a range of wall and base units with worktop over; single sink and drainer; electric cooker point; space and plumbing for washing machine; radiator and door to rear

#### **Bedroom 1**

with sizeable built in wardrobes with sliding mirrored doors and radiator

#### **Bedroom 2**

with sizeable built in wardrobes with sliding mirrored doors; aspect onto rear garden, TV point and radiator

#### **Bathroom**

with panelled bath with shower over and curtain rail; pedestal wash basin; built in linen cupboard; wall mounted electric heater and radiator

#### **Separate WC**

with low level WC, radiator and handrail

### **EXTERNALLY**

The property is accessed via a private driveway to the side of the property, to the front of the garage. There are sizeable lawned gardens to the front and rear with well stocked borders of mature shrubs and plants and trees to the rear.

There is a boiler room housing an "i-mini" gas boiler serving the central heating system and domestic hot water.

The detached garage is 2.78m x 5.18m access via an up and over door and side door. It is provided with light and power.

### **SERVICES**

All mains services

### **MATERIAL INFORMATION**

Tenure: Freehold

Council Tax: Band E







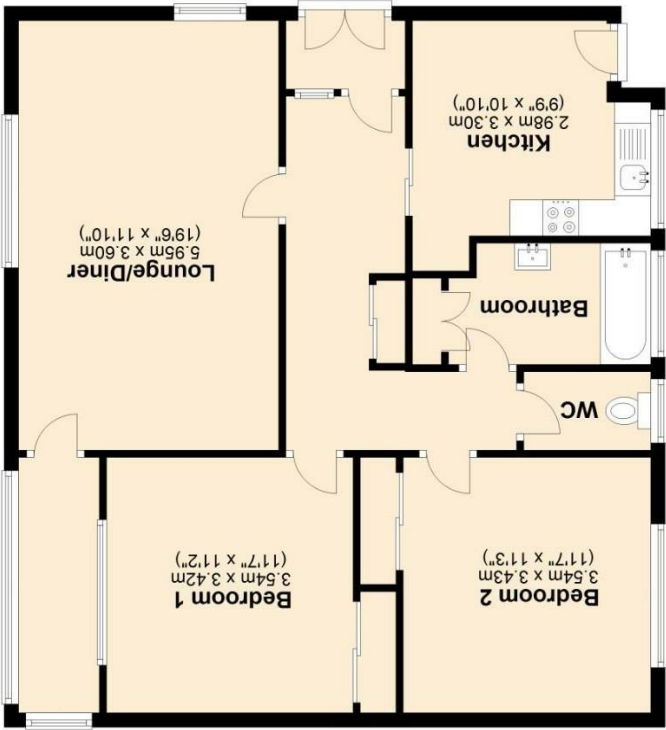




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

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Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		86   B	71   C