



Tom Parry

6, Bryn Tyddyn, Criccieth, LL52 0PE

£195,000

6 Bryn Tyddyn, Criccieth, LL52 0PE

Tom Parry & Co are delighted to offer for sale this lovely bungalow; 'Rowan Cottage' is located in a quiet residential estate just two miles from the many High Street amenities, the Promenade and beaches of the seaside town of Criccieth.

This 2 bedroomed semi detached bungalow which has a central heating system and is double glazed throughout, also benefits from a conservatory, gardens to front and rear, a detached garage and off road parking. A further range of shopping and leisure facilities can be found in the bustling harbour town of Porthmadog, which is also located a short two mile drive away.

C285

Accommodation

(any measurements are approximate)

Hallway

with radiator and loft hatch access to attic space.

Lounge

with patio doors opening into the Conservatory and radiator

Conservatory

with ceiling fan/light fitting, uPVC double glazed windows and 'French' style doors to rear

Kitchen/Dining Area

with range of fitted wall and base units with work surfaces and splashback tiles. Stainless steel sink unit, electric cooker with extractor hood over, space for fridge, plumbing for automatic washing machine & slimline dishwasher, wall mounted 'Worcester' boiler, radiator and built-in store cupboard

Bedroom 1

with radiator

Bedroom 2

with radiator

Bathroom

with large shower cubicle, wash basin set in vanity, low level WC, heated towel rail and airing cupboard (with radiator)

EXTERIOR

Concrete hardstanding to front and side leading to

garage.

Front lawned garden with mature shrubs.

Rear lawned garden with paved/gravelled patio

Garage

with up-and-over door, side door and window, light and power connected

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Gwynedd Council Band D



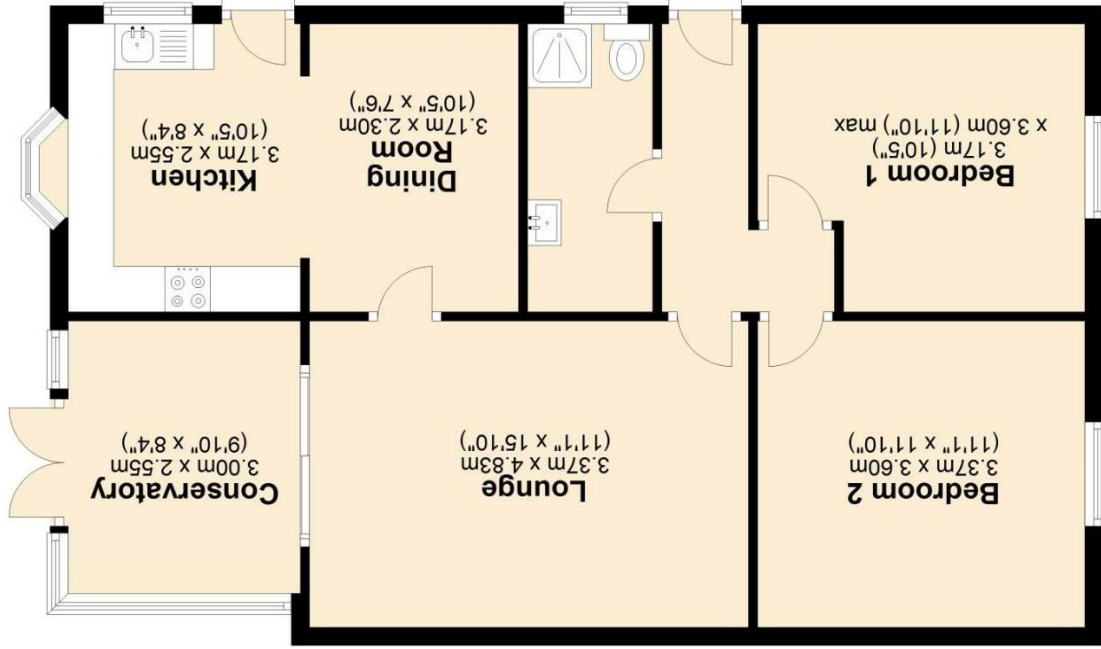




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and are approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

