



Tom Parry

'Tre Ddol', 8 Tanygrisiau Terrace, Criccieth, LL52 0DL

£275,000

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Tom Parry & Co are delighted to offer for sale 'Tre Ddol', a mid-terrace three storey townhouse in the centre of the popular seaside town of Criccieth. The property presents a wonderful opportunity for those seeking a home with breathtaking sea views. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a guest room or home office.

The house has been partially refurbished, offering a blend of modern comforts and traditional character. A newly installed bathroom adds a touch of luxury, while the new central heating system ensures warmth and comfort throughout the colder months.

The stunning sea views from this property are truly a highlight, providing a picturesque backdrop to daily life. Whether you are sipping your morning coffee or unwinding after a long day, the scenery is sure to inspire and uplift. This home is ideally situated for those who appreciate the beauty of coastal living, with local amenities and the beach just a short distance away. It is a perfect choice for first-time buyers, families, or anyone looking to invest in a tranquil retreat by the sea. Do not miss the chance to make this delightful property your own.

Our Ref: C408

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with under stair storage area; built in cupboard and radiator

Lounge/Diner

with deep bay window to the front; open fire place set in marble effect and timber surround with a slate hearth; built in storage and space for dining table

Kitchen

with a range if built in wall and base units with worktop over and tiled splashbacks; composite one and a half bowl sink and drainer; space and plumbing for washing machine and dishwasher; integrated oven and microwave; gas hob with extractor fan over; space and casing for larder style fridge freezer; rooflights providing additional light; space for breakfast table and 'French' doors to garden

FIRST FLOOR

Landing

with storage cupboard housing wall mounted 'Worcester' boiler

WC

with low level WC.

Bedroom 1

with two windows to the front including large bay window enjoying far reaching sea views; built in wardrobes; carpet flooring and radiator

Bedroom 2

with built in cupboard; window to rear; carpet flooring and radiator

Bathroom

with newly fitted suite including panelled bath; large shower cubicle with glazed screen; pedestal wash basin and tiled walls and floor

SECOND FLOOR

Landing

with window over garden

Bedroom 3

with large picture windows enjoying far reaching sea views; fitted eaves storage cupboards; carpet flooring and radiator

EXTERNALLY

The property is accessed via a gated terrace to the front of the house.

At the rear the garden is laid to slate flags and is terraced with two patio areas and a solid storage shed to the rear. There is also a gate accessing a rear service lane.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band D

The property is currently going through probate







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.

Floor plan Awaited

EPC Awaited

