



Tom Parry

Hafod Wen, 12 Gwaen Ganol, Criccieth, LL52 0TB

£349,500

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Tom Parry & Co are delighted to offer for sale this generously proportioned three bedroomed property, situated on the popular estate of Gwaen Ganol. This property is laid out to make the best of the sea views, with an "upside down" layout providing a generous reception room at the front to enjoy this stunning vista.

The ground floor has two bedrooms and a bathroom, as well as a useful utility room that has access to the rear garden. A large lounge diner spans front to back of the house with a door opening to a Juliette balcony. There is a further bedroom, bathroom and of course the kitchen to the first floor.

The property offers parking for a number of vehicles, including an attached garage to the side, a valuable feature in today's busy world. This allows for easy access and peace of mind, knowing that your vehicles are securely parked.

Set in the picturesque surroundings of Criccieth, residents can enjoy the beauty of the local landscape, with stunning views and nearby amenities that enhance the quality of life. Whether you are looking for a family home or a peaceful retreat, this property presents an excellent opportunity to embrace a comfortable lifestyle in a desirable location. Do not miss the chance to make this charming house your new home.

Our Ref: C400

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Glazed Entrance Porch

with glazed frontage

Entrance Hallway

this light and airy hall benefits from an underside storage cupboard and radiator

Bedroom 2

with large picture window to the front; built in wardrobes with mirrored sliding doors; radiator and carpet

Bedroom 3

with built in wardrobes; window overlooking garden; carpet flooring and radiator

Rear Hallway

with generous airing cupboard

Utility Room

with a range of fitted wall and base units, with space under for appliances and plumbing for washing machine; stainless steel sink and drainer; tall larder cupboard and door to rear garden

Shower Room

with tiled shower; low level WC; wall mounted wash basin and heated towel rail

FIRST FLOOR

Landing

with access to loft which has been boarded for storage

Lounge/Diner

this impressive room boasts a dual aspect and

enjoys stunning sea views from the front of the house, with a large picture window and Juliette balcony; the room has the benefit of a gas fire set in tiled surround; two radiators and carpet flooring

Kitchen

with a range of fitted wall and base units with worktops over; one and a half bowl stainless steel sink and drainer; two built in ovens; induction hob with extractor fan over; breakfast bar and radiator

Bedroom 1

with a large picture window enjoying sea views; built in storage cupboard; radiator and carpet flooring

Shower Room

with tiled shower; low level WC; wall mounted wash basin and heated towel rail

EXTERNALLY

The property is accessed via a private driveway to the front of an attached garage with automatic door.

At the rear there is a large mature tiered garden is laid to slate shale and pavements providing an inviting sun terrace with a shed to the side. A wild flower garden has been fenced off at the rear of the house.

The property also benefits from bus and rail connections within walking distance and is a few hundred yards from the popular seafront.

SERVICES

All mains services; gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E







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.

