



Tom Parry

5, Railway Terrace, Criccieth, LL52 0HF

£275,000

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Tom Parry & Co are delighted to offer for sale this beautiful three storey terraced town house in the much sought after seaside town of Criccieth. The approach to this property is breath taking - situated at the top of a hill looking straight down towards the sea. This stunning view is also seen from two of the three bedrooms.

The property retains many of its original features including tessellated tiles and an inset stone inglenook in the generously proportioned lounge diner. There is a kitchen and a separate utility to the rear of the house which leads to a rear yard with storage sheds. There are three bedrooms and a bathroom to the two upper floors.

Within walking distance of the stunning promenade, this property really does need to be seen to be appreciated - early viewing is recommended.

Ref: C337

ACCOMMODATE

All measurements are approximate

GROUND FLOOR

Entrance Hall

with tessellated floor tiles; radiator

Living/Dining Room

with log burner set in feature stone inglenook; bay window to front; tiled flooring; two radiators; built-in storage

Kitchen

with range of fitted wall and base units with solid timber work tops; space and plumbing for free standing gas oven with extractor over; 1 1/2 bowl ceramic sink and drainer unit; space for under-counter fridge; built-in dining table; radiator; built-in shelving; quarry tiled flooring

Utility Room

with quarry tiled flooring; range of built-in wall and base units; space and plumbing for washing machine; space for under-counter freezer; under-stair storage; door to rear

FIRST FLOOR

Landing

Bedroom 1

with bay window with sea views; radiator; carpet flooring

Bedroom 3

with exposed painted floorboards; radiator

Bathroom

with panelled bath with shower over; low level WC; pedestal wash hand basin; radiator; built-in airing cupboard

SECOND FLOOR

Landing

Bedroom 2

with sea views from window; built-in storage; radiator; carpet flooring

EXTERNALLY

The property is accessed via a gated terrace to the front with a seating area and a range of mature shrubs and plants.

To the rear there is a garden with a large store shed with built-in storage; concrete patio; wood store and gate to side with rights-of-way across the rear of the terrace.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band 'D'



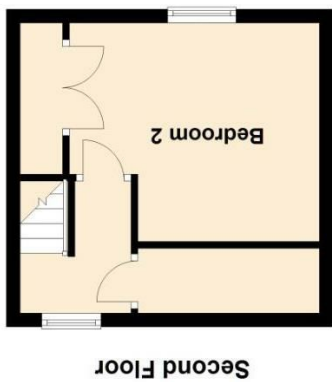
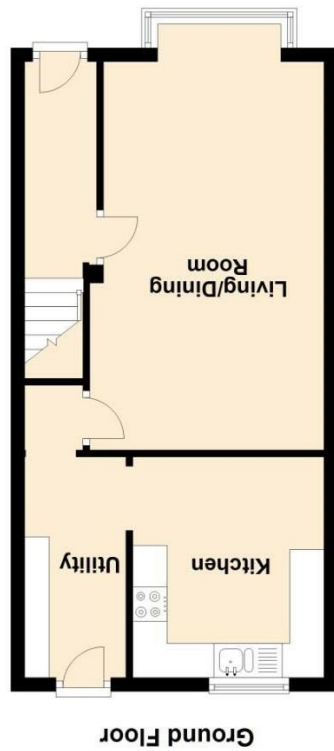




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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 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.
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Score	Energy rating	Current	Potential
92+	A	85 B	
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

