



Tom Parry

9, Arvonja Terrace, Criccieth, LL52 0BL

£290,000

9 Arvonja Terrace, Criccieth, LL52 0BL

Tom Parry & Co are delighted to offer for sale this 3 bedroom property located on Arvonja Terrace. Nestled in the charming town of Criccieth, Arvonja Terrace presents a delightful mid-terraced house that combines modern living with historical charm. The property boasts a generous 1,092 square feet of living space, making it an ideal home for families or those seeking a comfortable retreat.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. A large open plan lounge/dining room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. A generous sized kitchen with direct access to the rear enclosed patio/decking area perfect for those summer days. And a modern bathroom that is designed for convenience.

One of the standout features of this property is the additional land and garden at the rear, offering a private outdoor space for gardening, play, or simply unwinding in the fresh air. It also offers ample off road parking.

The location is particularly appealing, as it is within walking distance of the vibrant high street, where you can find a variety of shops, cafes, and local amenities. Furthermore, the beautiful beach is just a short stroll away, allowing for leisurely seaside walks and family outings. Arvonja Terrace is a perfect blend of comfort, convenience, and coastal charm, making it an excellent opportunity for those looking to settle in this picturesque part of Wales. Early viewing is highly recommended.

Our Ref: C418

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Lounge/Diner

with feature stone inglenook fireplace housing log burning stove; oak flooring; wooden "French" doors to kitchen; understair storage cupboard and radiator

Kitchen

with a range of fitted wall and base units; tiled flooring; patio doors to rear patio; a range of wall & base units with worktop over; intergrated dishwasher; fitted range with extractor over; 1 1/2 bowl stainless steel sink & drainer; space and plumbing for washing machine; intergrated dryer; space for free standing fridge/freezer, wooden "French" doors leading into lounge

FIRST FLOOR

Landing

with carpet flooring; radiator; storage cupboard housing boiler

Bedroom 1

with carpet flooring; radiator; windows to front.

Bathroom

with wooden flooring; heated towel rails; part tiled walls; low level WC; countertop sink fitted within vanity unit; large walk in shower; large free standing bath with central taps

Bedroom 2

with carpet flooring; radiator; window to rear

Bedroom 3

with carpet flooring; radiator; window to rear

EXTERNALLY

The front of the property is gated and enclosed by a low brick wall. With a clear concrete pathway, and sections of gravel to either side. A border of mature shrubs, plants and trees offer a sense of privacy, with plenty of space to sit out. On road parking is available at the front.

At the rear of the property a spacious private decking area can be found, again privately enclosed. The patio doors leading from the kitchen directly onto the decking area offers ease and convenience. Additionally another parcel of land/garden sits at the rear, providing more space as well as off road parking.

Material Information

Tenure: Freehold

Council Tax Band: currently qualifies for bussiness rates.







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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

