



**Tom Parry**

'Rowen', Lon Merllyn, Criccieth, LL52 0HY  
Offers in the region of £398,000

## 'Rowen' Lon Merllyn, Criccieth, LL52 0HY

Tom Parry & Co are delighted to offer for sale this much loved family home, located in a fantastic location enjoying sea and Castle Views in the popular seaside town of Criccieth.

"Rowen" is a substantial detached property, offering generously proportioned living accommodation over two floors, including two reception rooms, a ground floor bedroom and bathroom, with a further three bedrooms and family bathroom to the first floor.

Whilst this property is in need of modernisation, being set on a sizeable plot with two driveways, a detached garage and gardens to the front and rear, this could be a blank canvas for a fantastic family home. Early viewing is recommended.

Ref: C367

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch

with wood block flooring

#### Entrance Hall

with wood block flooring; built-in storage; cloaks cupboard; radiator and stairlift

#### WC

with low level WC; wall hung wash hand basin and cloak storage

#### Living Room

with open fire set in marble surround; dual aspect with sea views to front; carpet; radiator

#### Sitting Room

with dual aspect room with sea views; electric log burner effect fire set in tiled and timber surround; carpet flooring; radiator

#### Kitchen/Diner

with original 'Aga' set in recess; range of fitted base and wall units; stainless steel sink and drainer unit; integrated dish washer; integrated fridge/freezer (not in use); space for dining table; door to utility room

#### Utility Room

with door to garden; space and plumbing for washing machine and tumble dryer; wall mounted 'Potterton' boiler (out of use); pantry store room

#### Ground Floor Bedroom 4

with window to side; carpet flooring and radiator

#### Ground Floor Bathroom

with coloured suite comprising panelled bath; pedestal wash hand basin; low level WC; shower cubicle and heated towel rail

### FIRST FLOOR

#### Landing

a spacious landing with sea views; loft access and airing cupboard

#### Bedroom 1

with sea and castle views; built-in wardrobes; carpet flooring and radiator

#### Bedroom 2

with views over garden; carpet flooring and radiator

#### Bedroom 3

with sea views to side; carpet flooring and radiator

#### Walk in Storage Room

with shelving and rail storage - huge potential for conversion to further room, subject to obtaining the requisite statutory consents

#### Bathroom

with coloured suite comprising panelled bath; pedestal wash hand basin; low level WC; shower cubicle; heated towel rail

### EXTERNALLY

The property has the benefit of a private drive to either side, one of which leads to a detached garage with storage at rear.

There is a lawned garden at the front with views to the Castle. At the rear there is a garden laid to concrete flagstone and lawn.

### SERVICES

All Mains Services

### Material Information

Tenure: Freehold  
Gwynedd Council Tax Band 'G'





# Tom Parry

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tomparry.co.uk

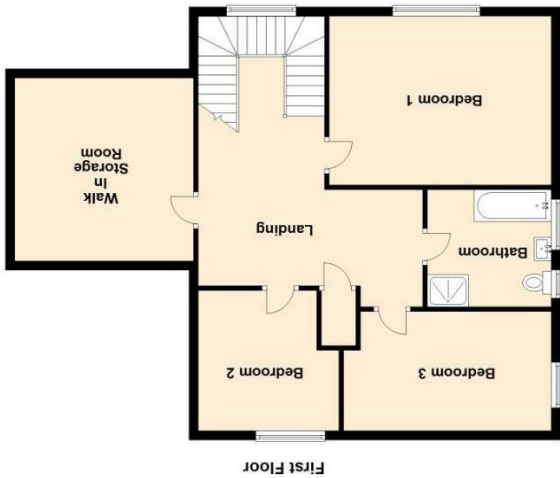


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working ability.

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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

