



2 Bryn Tyddyn, Criccieth, LL52 0PE

£200,000

- Detached three bedroom bungalow
 - Corner plot
 - Gardens to three sides
 - Detached garage
- Modern fitted kitchen with integrated appliances
 - No onward chain



Tom Parry & Co are delighted to offer for sale this fantastic detached bungalow, situated on the edge of the popular residential area of Bryn Tyddyn in Pentrefelin.

Set on a generous corner plot, this bungalow benefits from ample natural light and a sense of privacy. The property also includes a detached garage, providing additional storage or the potential for a workshop.

The location in Bryn Tyddyn is particularly appealing, offering a tranquil setting while still being within easy reach of local amenities and the stunning coastline of Criccieth. This home presents a wonderful opportunity for those looking to enjoy the peaceful lifestyle that this picturesque area has to offer.

In summary, this detached bungalow is a fantastic choice for anyone seeking a comfortable and spacious home in a lovely village setting. With its well-designed layout, ample parking, and charming surroundings, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.

Our Ref: C421

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with airing cupboard and radiator

Living Room

with dual aspect including sliding patio doors onto a rear decking area; carpet flooring and radiator

Kitchen

with a range of fitted wall and base units; integrated electric oven; one and half bowl stainless steel sink and drainer; integrated hob with extractor; space and plumbing for washing machine; integrated dishwasher and door to rear garden

Bedroom 1

with carpet flooring and radiator

Bedroom 2

with built in wardrobe; carpet flooring and radiator

Bedroom 3

with carpet flooring and radiator

Bathroom

with shower cubicle and wash basin

Separate WC

with low level WC

EXTERNALLY

The property has a path to the front door with mature gardens to the front and side. At the rear of the property there is a detached garage with driveway at the front, which also has an access door to the side.

The rear garden has decking and a patio at the top level which then steps down to a lawned garden with mature shrubs and plants. It also benefits from a greenhouse.

SERVICES

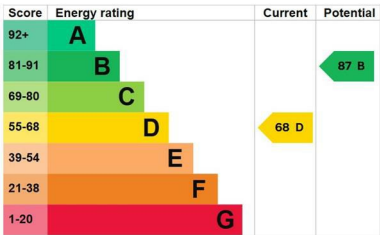
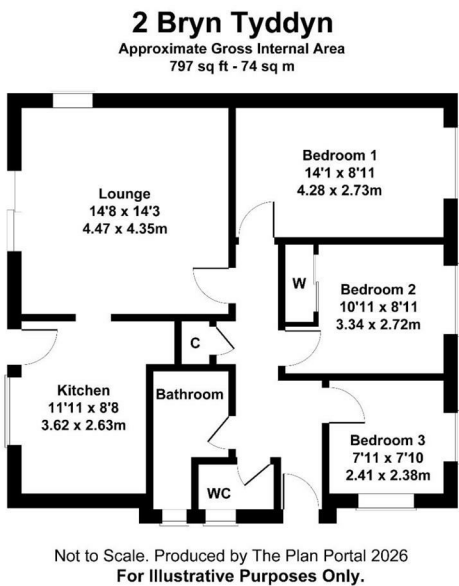
All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

Note that the property is 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.

