



# Tom Parry

19, Gorseddfa, Criccieth, LL52 0DW

£330,000

## 19 Gorseddfa, Criccieth, LL52 0DW

19 Gorseddfa is a modern detached dormer- bungalow style residence situated on a much favoured residential estate in the popular seaside resort town of Criccieth. This spacious property sits in an elevated position with a southerly aspect, and enjoys pleasant views towards the Cardigan coastline, the Merioneth mountains beyond and the Castle.

The property's high specification interior has been well maintained; there is an attractive oak fronted fitted kitchen, a modern ground floor shower room, first floor bathroom, double glazing and central heating (with a new boiler installed). The Conservatory leads onto the low maintenance gardens with a pleasant seating area from which to enjoy the views. The property also has an integral garage as well as off-road parking.

Criccieth is situated on the southern coastline of the beautiful Llyn Peninsula. Dominated by its castle standing on a rocky promontory between two beaches, there are a variety of shops in the High Street, as well as restaurants, a post office, a primary school and a health centre. The bustling harbour town of Porthmadog is approximately 5 miles distance providing additional shopping facilities and amenities, while the surrounding area benefits from a variety of outdoor pursuit,

### GROUND FLOOR

#### Entrance Porch

with door to garage

#### Hall

with tiled floor, radiator, cloaks cupboard, stairs to first floor

#### Lounge

with timber surround fireplace fitted with contemporary log effect gas fire, marble inset and hearth, radiator, pleasant views towards the coastline, archway leading to the:-

#### Dining Room

dual aspect room with radiator, sliding double glazed patio door leading to the:-

#### Conservatory

opening onto a paved patio

#### Kitchen

with range of oak fronted wall and base units including stainless steel sink, "Zanuzzi" built-in double oven, ceramic 4 ring hob with extractor hood over and stainless steel splash-back, built-in microwave, integrated fridge/freezer and dishwasher, granite work surfaces, tiled surrounds, granite breakfast bar, tiled floor, radiator

#### Utility Room

with single drainer stainless steel sink unit , 2 double and one single wall unit, "Worcester" wall mounted gas fired central heating boiler also heating the domestic hot water, provision for plumbed-in washing machine, tiled surrounds, tile floor, door to rear

#### Bedroom 3

dual aspect room with radiator

#### Shower Room

with corner shower enclosure, modern combination unit comprising wash basin, concealed cistern w.c.,

cupboards and drawers, heated towel rail, fully tiled walls, tiled floor, extractor fan, concealed lighting

### FIRST FLOOR

#### Landing/Sitting Area

with eaves store cupboard, walk-in linen cupboard housing the hot water cylinder fitted with immersion heater, radiator, excellent views towards the coastline, castle and Merioneth mountains beyond

#### Bedroom 1

with range of wall to wall fitted wardrobes, eaves store cupboard, radiator

#### Bedroom 2

with range of wall to wall fitted wardrobes with mirror inset, radiator

#### Bathroom

with bath and shower over, shower screen, modern wash basin, concealed cistern w.c., fully tiled walls, vertical radiator, heater towel rail, "Velux" roof window

### EXTERNAL

Integral garage with electronically operated up and over door. Range of fitted cupboards. Light and power connected. Brick paved driveway/parking area. Low maintenance gravelled, rockery gardens with a variety of shrubs and plants, paved paths and patio enjoying a pleasant southerly aspect. Private enclosed circular stone paved patio to the rear.

### SERVICES

All mains services







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.

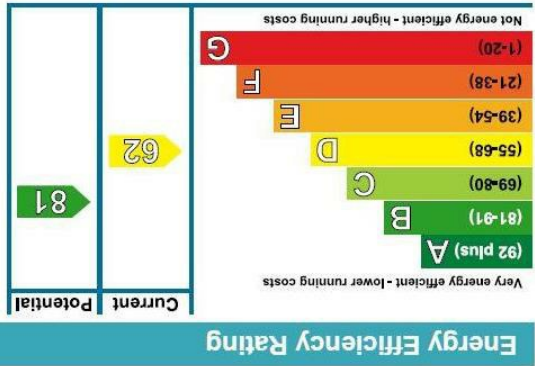
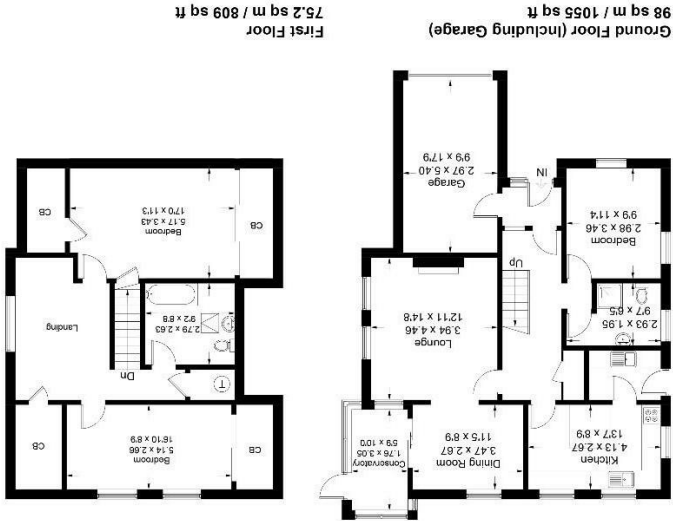


Illustration for identification purposes only.  
Measurements are approximate, not to scale.



**19 Gorseddfta, Criccieth, Gwynedd, LL52 0DW**  
Approximate Gross Internal Area (including Garage)  
173.2 sq m / 1864 sq ft