



Tom Parry

24, Gwaen Ganol, Criccieth, LL52 0TB

£225,000

24 Gwaen Ganol, Criccieth, LL52 0TB

Tom Parry & Co are delighted to offer for sale this well-proportioned three bedroomed mid terrace property, situated on the popular residential estate of Gwaun Ganol in Criccieth. The house features a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining and a kitchen that opens up to the low maintenance back garden. It also has the added benefit of a cloak room with space and plumbing for a washing machine on the ground floor. To the first floor there are three good sized bedrooms and a modern shower room.

Criccieth is renowned for its stunning coastal scenery and rich history, offering a variety of local amenities, including shops, cafes, and beautiful beaches. This location is perfect for those who appreciate the tranquillity of seaside living while still being within reach of vibrant community life.

This house in Gwaen Ganol presents an excellent opportunity for anyone looking to settle in a picturesque part of Wales. With its appealing features and prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a new family home, whilst this property requires some cosmetic upgrade, it offers a blank canvas for your new home!

Our Ref: C405

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

with under stair storage cupboard; carpet flooring and radiator

Lounge/Diner

with dual aspect windows; carpet flooring and two radiators

Kitchen

with a range of built in wall and base units with worktop over; space & plumbing for 'Range' gas cooker with extractor fan over; space for under counter fridge and freezer; stainless steel sink and drainer; door to rear garden and radiator

Cloakroom

with low level WC; wash basin in vanity and space and plumbing for washing machine

FIRST FLOOR

Landing

with large airing cupboard; access to loft and carpet flooring

Bedroom 1

with distant sea views; built in wardrobe; carpet flooring and radiator

Bedroom 2

with distant sea views; built in wardrobe; carpet flooring and radiator

Bedroom 3

with built in cupboard; carpet flooring and radiator

Bathroom

with large shower cubicle with panelled walls; low level WC; wash basin on vanity unit; radiator and tiled walls and floor

EXTERNALLY

The property has level and stepped access to the front of the house, with mature flower beds to the side of the steps and a concrete patio to the front.

At the rear there is a garden laid to concrete flag stones with raised planters, timber storage shed and gated access at the rear.

Detached garage at the rear.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

Property is in probate.

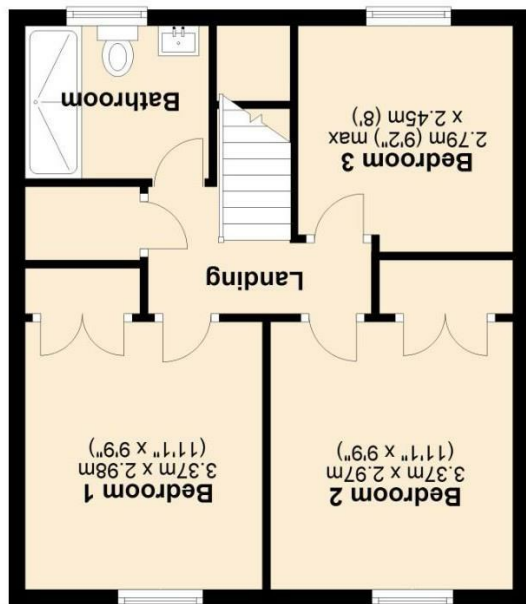
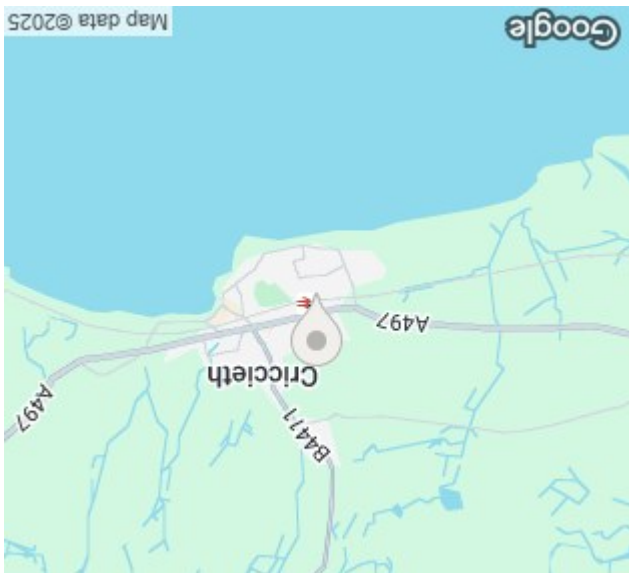




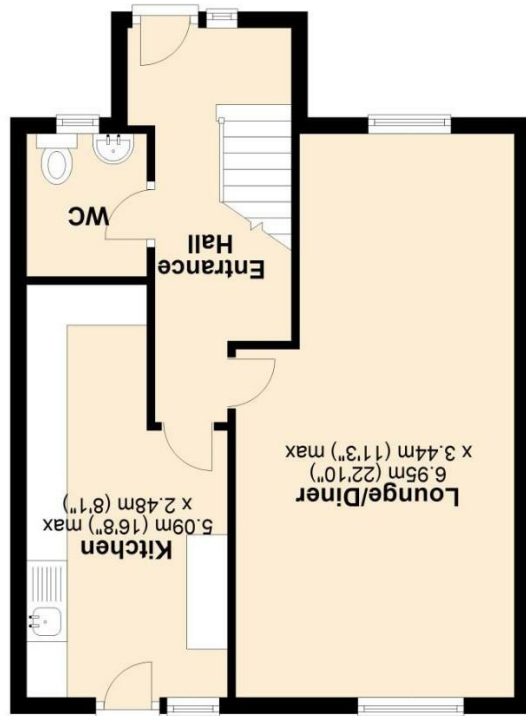


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



First Floor



Ground Floor