



Tom Parry

43, Ty'n Rhos, Criccieth, LL52 0BH

£140,000

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Tom Parry & Co are delighted to offer for sale this semi detached property located on the outskirts of the seaside town of Criccieth.

The property has a dining room, sitting room and kitchen to the ground floor, with three bedrooms and family bathroom on the first floor. With the additional benefit of a large rear garden, we feel 43 Ty'n Rhos would make an ideal family home and early viewing is recommended.

Ref: C348

ACCOMMODATION

GROUND FLOOR

Hallway

with radiator; understair storage area

Dining Room

with parquet woodblock flooring; 'Art Deco' style tiled fireplace; radiator

Sitting Room

with marble fireplace (disused); carpet flooring; radiator; window over looking rear garden

Kitchen

with range of fitted wall and base units; space for freestanding gas oven; space of undercounter fridge; space and plumbing for washing machine; radiator; back door to garden

FIRST FLOOR

Landing

with loft access

Bedroom 1

with fireplace (disused); carpet flooring; radiator

Bedroom 2

with carpet flooring; radiator; fireplace (disused); view overlooking garden

Bedroom 3

with carpet flooring

Bathroom

with corner shower cubicle; low level WC; pedestal wash hand basin; tiled walls; radiator

EXTERNALLY

There is a good size garden to front laid to gravel with

mature shrubs and gated path to front door.

At the rear, there is a large garden laid to lawn with mature plants and shrubs, gravel patio area and timber garden shed.

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax: 'Band B'







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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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