



Swn Y Gwynt
Upper Morannedd | Criccieth | Gwynedd | LL52 0PP

FINE & COUNTRY

SWN Y GWYNT

A versatile family home situated in an impressive position with sensational views and a generous garden which adjoins open countryside to the rear. Located towards the edge of the town whilst still being within walking distance of shops, restaurants, cafes and the beach.







Countryside, Coast and Town, the Best of Both Worlds

A striking family home in an elevated position with incredible views, generous gardens, parking and garaging. This versatile home provides a great opportunity to purchase a charming property in a terrific location adjoining open countryside yet within walking distance of the beach and town amenities. Ideally suited for a wide range of buyers and viewing is a must to be fully appreciated!

Beauty and Family Heritage Beckon

Swan Y Gwynt beckons you to a world of unparalleled beauty. Imagine waking up to panoramic views of the sea, mountains and countryside. This exceptional property, lovingly constructed in the 1960s by the vendor's father, stands as a testament to timeless craftsmanship and family heritage. Maximise The Incredible Views



Set in the coveted, "most elevated position," on Upper Moranedd, giving arguably the finest views from any property in the town, Swan Y Gwynt offers an accommodation set up that puts the three double bedrooms and bathroom on the ground floor and the kitchen, living and dining area on the upper floor, which of course maximises your enjoyment of the incredible views on offer.

Immerse Yourself in Outdoor Living

Step out onto the stunning sun terrace and let the beauty of nature envelop you in its embrace. The views from here are quite simply breathtaking and leave you in awe. The large gardens surround this home with lawns at the front and tiered gardens to the side and rear, providing the perfect backdrop for outdoor living, complete with BBQ and seating areas.

SELLER INSIGHT

“ **How long have you owned the property?**

Swn y Gwynt was built by my father in 1963. He was an engineer for McAlpine for many years. He was head engineer on many projects including the Blackwall tunnel, M62. Electric mountain Llanberis and many more. His last project was to restore Bangor Pier.”

What attracted you to this specific house and location?

“I inherited the house in 2013 and kept it as I love it!”

What would you like to tell parents about the benefits of raising children here?

“Criccieth is a lovely village and a great place to grow up.”

What's your favourite room and why?

“I have renewed the terrace which is my favourite place. The view from there is absolutely stunning.”

What do you love about the local community?

“There is a great community feeling in the village and is also a great place to retire to.”

What you'll miss most?

The magnificent views, and the terrace, is what I am going to miss most.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























Location

Upper Moranedd sits on the Southern fringe of Criccieth which is a bit of a hidden gem on the North Wales coast. The town offers Cafes, a bakery, an ice cream parlour, shops and restaurants amongst other amenities and Criccieth Castle and the beach are just on your doorstep. You also have easy

access to the larger towns of Caernarfon, Bangor, Pwllheli, Porthmadog and Eryri (Snowdonia) and everything that they have to offer.

The location of Swn Y Gwynt creates an incredible blend of countryside, coast and mountains.









Additional Information:

Services: Mains water, electricity and drainage. Oil fired heating.

Council Tax: Band F.

Local Authority: Gwynedd Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard - 20 Mbps (highest available download speed) - 2 Mbps (highest available upload speed)

Ultrafast - 1000 Mbps (highest available download speed) - 220 Mbps (highest available upload speed)

Mobile coverage: Likely (Information taken from checker.ofcom.org.uk)

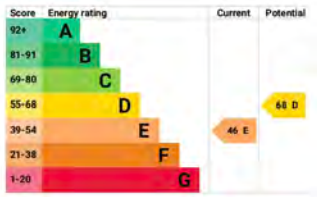
Directions: Using the app what3words type in: seeing.sector.prowess

Material Information: Please click on the link to 'Upfront Property Information' on the online listing or ask for a copy of the Upfront Property Information document from the agent.

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Offers over £650,000





Swn Y Gwynt, Upper Morannedd, Criccieth, LL52 0PP

Approximate Gross Internal Area
127.0 sq m / 1367 sq ft
(Excluding Under House Storage)

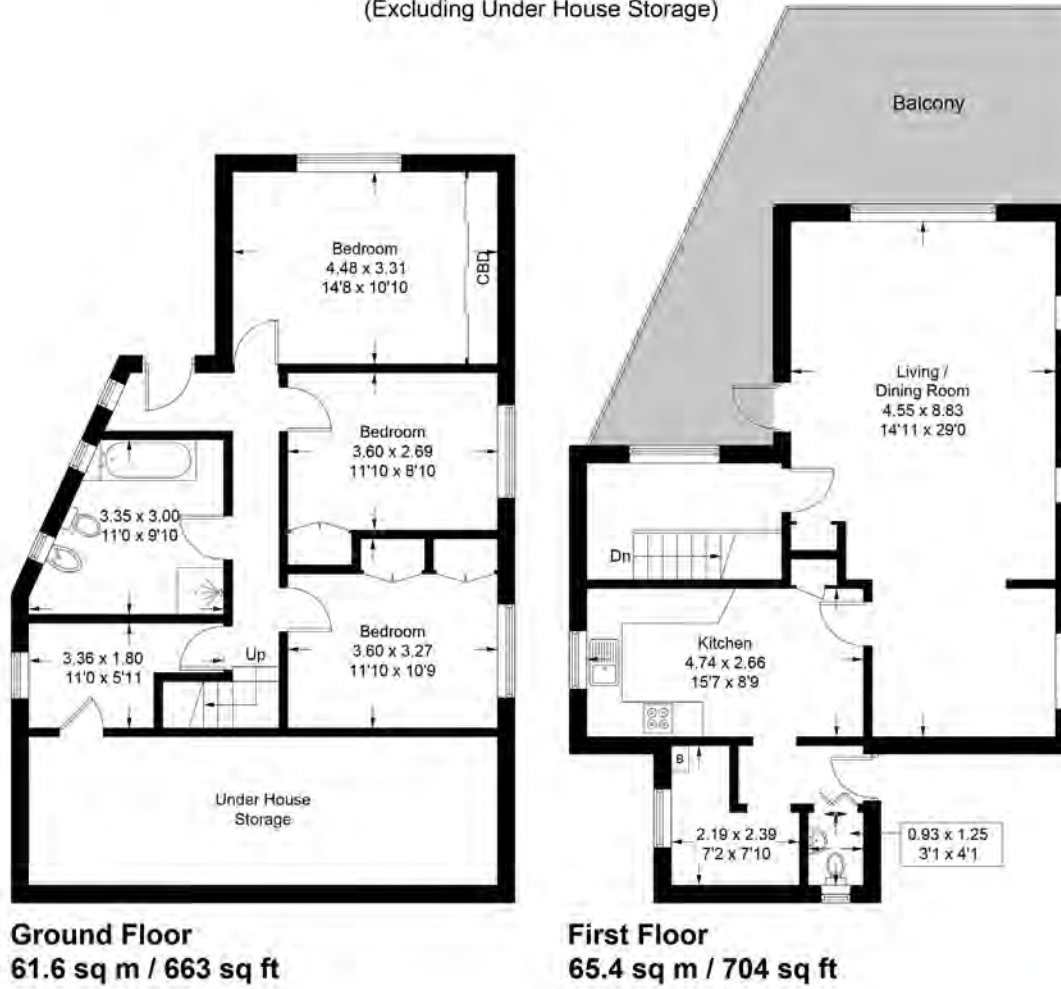


Illustration for identification purposes only, measurements are approximate, not to scale.



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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



TOM CARTER
PARTNER AGENT

Fine & Country North Wales
Tel: 07855 834282
Email: tom.carter@fineandcountry.com



JAMIE TULLOCH
PARTNER AGENT

Fine & Country North Wales
Tel: 07376 075257
Email: jamie.tulloch@fineandcountry.com



MARK FISH
PARTNER AGENT

Fine & Country North Wales
Tel: 07301 229088
Email: mark.fish@fineandcountry.com

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Fine & Country North Wales
014924 58020 | northwales@fineandcountry.com

