



Tom Parry

Trem y Don, 4 Railway Terrace, Criccieth, LL52 0HF

£325,000

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Tom Parry & Co are delighted to offer for sale this beautifully presented, fully refurbished, three storey terraced town house in the much sought after seaside town of Criccieth. The approach to this property is breath taking - situated at the top of a hill looking straight down towards the sea. This stunning view can also be enjoyed from the lounge and front bedrooms, while the front patio offers a perfect spot to sit and relax with a glass or a 'panad' and watch the sun go down!

Trem y Don retains many of its original features, including internal exposed stone walls and two attractive stone inglenooks in the generously proportioned lounge diner. The kitchen is situated at the rear and leads to the rear yard with storage shed. There are two double bedrooms, including one en-suite and a family bathroom on the first floor and a further bedroom is to be found on the second floor, along with a separate WC and wash basin.

Within walking distance of the stunning promenade and high street amenities, this character property offers all modern conveniences and really does need to be seen to be appreciated - early viewing is recommended.

Ref: C351

ACCOMMODATION

Any measurements are approximate.

GROUND FLOOR

Lounge/Diner

with a deep bay window to front with stunning sea views; inset stone inglenook to lounge area with "clearview" log burning stove; second inset stone inglenook to dining room area; wood flooring; feature exposed stone walls; two radiators; under stair storage

Kitchen (L-Shaped)

with range of modern wall and base units with real wood worktops over; slate flooring; stainless steel sink and drainer unit; integrated electric oven; integrated gas hob with extractor over; space and plumbing for washing machine; tall larder cupboards; radiator; door to rear

FIRST FLOOR

Landing

with feature exposed stone walls; radiator

Bedroom 1 (Ensuite)

with stunning sea views; fitted mirrored wardrobes; radiator; carpet

Ensuite to Bedroom 1

with tiled flooring; shower compartment; wash hand basin set in vanity unit; low level WC; heated towel rail

Bedroom 2

with fitted mirrored wardrobes; carpet flooring; radiator

Bathroom

with suite comprising panelled bath with centre mounted taps; low level WC; panelled shower

cubicle; wash hand basin set in vanity unit; heated towel rail

SECOND FLOOR

Landing

with eaves storage

Bedroom 3

with dormer windows to front and rear with views towards the coast and the castle; eaves storage; carpet flooring; radiator

W.C.

with low level WC and wash hand basin set in vanity unit; tiled flooring; part tiled walls; eaves storage; heated towel rail

EXTERNALLY

The property is accessed via a well maintained slate patio with stunning sea views. The patio also has the benefit of a power socket and water supply.

There is a small rear yard with storage shed

The property has the benefit of a right-of-way across neighbour's land, though this is not reciprocal

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band 'D'





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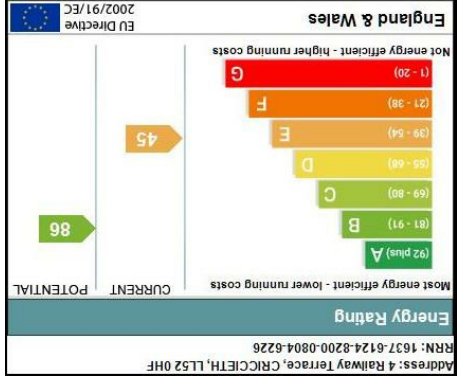
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working ability.

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



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