



Tom Parry

Cae Eithin, Upper Morannedd, Criccieth, LL52 0PP

Asking price £460,000

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Tom Parry & Co are delighted to offer for sale this beautiful dormer bungalow occupying an elevated position on a quiet road the outskirts of the seaside town of Criccieth. "Cae Eithin" has been, and continues to be a much loved family home and enjoys arguably some of the most enviable views in Criccieth, towards the sea and Criccieth Castle at the front and across rolling countryside at the side and rear, stretching towards Moel Y Gest.

The property is set over split levels to the ground floor, with accommodation including living room, dining room, kitchen and conservatory as well as two bedrooms and a bathroom. On the first floor there is a master bedroom with built in eaves storage and the added benefit of a large attic storage room, that has huge potential to increase the living accommodation.

The wrap around gardens have been beautifully maintained, with panoramic views to sea and countryside. They say "location, location, location" is the key to selling a property and Cae Eithin completely ticks those boxes! Early viewing is highly recommended.

Our Ref : C353

GROUND FLOOR

Porch

with green slate clad walls; glass frontage over garden with stunning views

Hallway

a large entrance hallway with glazed partition over looking lounge area; built in storage cupboard; radiator and carpet

Steps down to:

Living Room

with large picture windows with beautiful sea views; gas fire set in green slate clad fireplace; carpet; radiator

Archway to:

Dining Room

with sliding patio doors to Conservatory; hatch to kitchen; carpet; radiator

Conservatory

with panoramic views of sea to the front and fields to the side, door to rear opening into garden

Bedroom 2

with amazing sea views; built in wardrobe; carpet and radiator

Bedroom 3

with views to fields at rear of property; built in cupboard; carpet; radiator

Bathroom

with shower cubicle; wall mounted wash hand basin; low level WC; hand towel rail; part tiled walls and tiled floor

Separate WC

with low level WC; wash hand basin; radiator

FIRST FLOOR

Bedroom 1

with panoramic views; carpet; radiator; built in eaves storage; access to large attic storage area (11.2m x 5.8m at widest point)

EXTERNALLY

The property is accessed via a private gated driveway leading to the front of the property and an attached garage.

There are lawned gardens to the front, side and rear, enjoying fantastic sea views and above views across fields and towards Moel- y-Gest to the side and rear.

The back garden has the benefit of a decorative pond, well stocked with beautiful flowers and a garden shed.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band G

The property currently has a covenant to say only to be used for private dwelling - being investigated by legal team to establish if this is valid.





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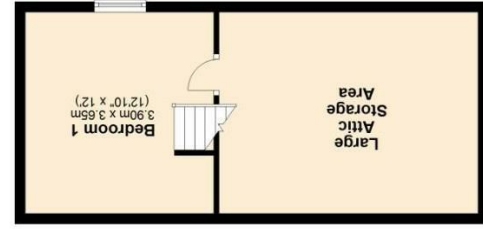
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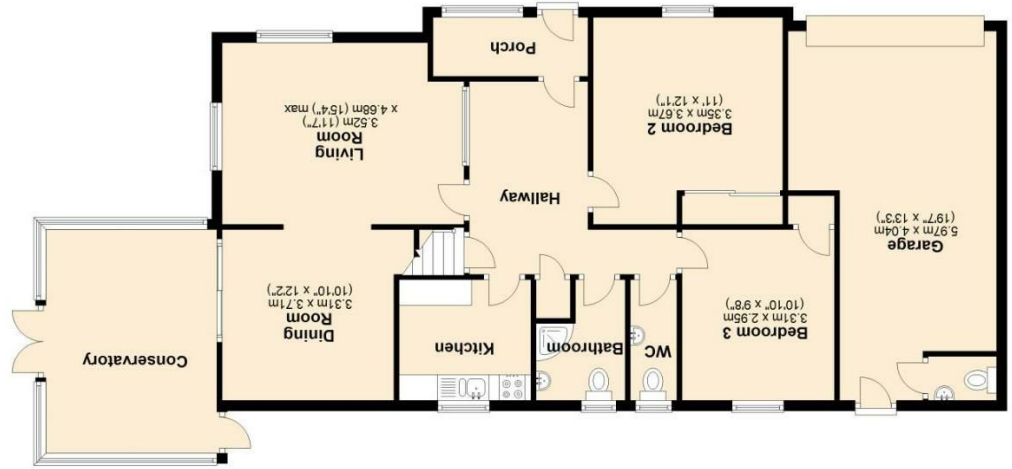
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Moon's Energy Assessments. All rights reserved.



First Floor



Ground Floor

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	63 D	
69-80	C		
81-91	B		
92+	A		84 B

