



Tom Parry

Min y Nant, Caernarfon Road, Criccieth, LL52 0AU

£485,000

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Tom Parry & Co are delighted to offer for sale this stunning detached property located on the outskirts of the popular seaside town of Criccieth. 'Min Y Nant' is set back from the road, accessed via a generous private gated driveway.

Internally the property offers generously proportioned rooms, including a large living room and dining room. The kitchen breakfast room has 'French' doors opening onto a well maintained lawned garden and also onto a utility room. To the first floor there are three good size bedrooms, one of which is en-suite and a family bathroom. The bedrooms to the front of the house enjoy distant sea views.

Externally, alongside the generous drive there is a detached garage with light and power connection. The large garden has an immaculate lawn with well established shrubs and plants and far reaching countryside views to the rear.

Early viewing is recommended

Our Ref: C358

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with quarry tiled flooring; window to side

Entrance Hallway

with generous proportions; large under stairs storage; carpet; radiator

Living Room

with gas log burner effect fire (currently disconnected) set on inglenook with timber bressumer; deep bay window; carpet; radiator

Dining Room

with large picture window; cast iron fire place with timber surround; carpet; radiator

Kitchen/Breakfast Room

Kitchen: with range of wall and base units with worktops over ceramic 1.5 bowl sink, space for freestanding gas oven

Sitting Area : with Aga (firing central heating); built in storage; wood front; French door to garden

Utility

with quarry tile and concrete floor; door to garden; space and plumbing for washing machine and tumble dryer; roof light; separate WC with wash hand basin

FIRST FLOOR

Landing

with loft access and retractable ladder; tall window to rear; airing cupboard with hot water cylinder

Bedroom 1

with distant sea views; painted floor boards; built in wardrobes; radiator

En-Suite

with shower cubicle (not in use); low level WC; pedestal wash basin; panelled walls; sea views through sash windows

Bedroom 2

with double glazed sash windows and sea views; built in wardrobes; carpet; radiator

Bedroom 3

with carpet; radiator; views over garden and countryside

Bathroom

with panelled bath; low level WC; travertine tiled walls and views across the countryside

EXTERNALLY

The property is accessed via a generous private gated gravelled driveway at the side of the house. There is a detached garage with light and power connected.

At the front of the house there is a private hedged lawned garden and at the rear a lovely lawned garden with countryside views and a range of mature plants and shrubs.

SERVICES

All mains services.
Gwynedd Council Tax band E







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

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

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 Morris Estate Energy Assessments. All rights reserved.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

