



Tom Parry

Ty Cynhaearn, Hendregadredd, Pentrefelin, LL52 0PY

£695,000

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Tom Parry & Co are delighted to offer for sale this stunning two year old detached property, located in the popular rural village of Pentrefelin, between the larger towns of Porthmadog & Criccieth.

"Ty Cynhaearn" has been finished to a very high standard with exceptional finishing touches such as an architectural staircase, gallery landing and vaulted ceilings to the master bedroom - giving the height for outstanding views towards Moel Y Gest.

The kitchen/breakfast room area is a fantastic space that opens up onto the garden via bifolding doors, bringing the contemporary design of the garden decking area, inside. There are four double bedrooms, two of which are en-suite, around a light and airy gallery landing.

Viewing is recommended to appreciate the quality of the finish to this fantastic property.

Our Ref: C364

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

opens up to double storey with glazed gallery landing; feature architectural staircase and tiled floor with underfloor heating

Living Room

with large picture window to the front; dual aspect windows and tiled floor with underfloor heating

Sitting Room

with bifolding doors onto front garden and tiled floor with underfloor heating

Kitchen/Breakfast Room

Kitchen

with a range of modern built in wall and base units with worktops over and glass splashbacks; integrated 'Bosch' ovens; integrated fridge freezer; integrated dish washer; 5 ring gas hob with extractor over; central island seating area; bifolding doors to rear garden and tiled floor with underfloor heating

Seating Area

with tiled floor with underfloor heating

Utility Room & WC

with a range of built in base units; space and plumbing for washing machine and tumble dryer; wall mounted 'Worcester' boiler and door to side.

WC with low level WC and and washbasin

FIRST FLOOR

Gallery Landing

Master Bedroom

with part vaulted ceiling to front elevation, opening to full height apex glazing enjoying stunning views towards Moel Y Gest; dual aspect windows; timber flooring and feature tall radiator

En-Suite

with large walk in rain shower; low level WC; washbasin; backlit mirror and tiled walls and floor

Bedroom 2

with wood flooring and tall feature radiator

En-Suite

with shower; low level WC; washbasin; backlit mirror and tiled walls and floor

Bedroom 3

with dual aspect windows; timber flooring and tall feature radiator

Bedroom 4

with timber flooring and tall feature radiator

Bathroom

with tiled walls and floor; corner smart shower; roll top bath; low level WC and tall feature radiator

EXTERNALLY

The property is accessed via a private driveway with space for numerous cars and a lawned garden to the side. There is also a strip of land opposite the house that forms part of the property, though is separated by the roadway. There is a right of way across this roadway for the neighbouring properties.

At the rear the garden is laid to lawn with a contemporary timber decking to the centre. There are mature shrubs and plants to the boundary.

There is an electric car charging point to the side of the house.

SERVICES

All mains services. "Hive" operating system in place.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax: Band G







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

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

