



**Tom Parry**

9, Gwaen Ganol, Criccieth, LL52 0TB

Offers over £395,000

## 9 Gwaen Ganol, Criccieth, LL52 0TB

Tom Parry & Co are delighted to offer for sale this five bedroomed detached property located on a much sought after residential estate in the popular seaside town of Criccieth.

The property has a quirky "upside down" design, with the living room at the front of the house enjoying breath-taking sea and Castle views at the front of the house. The current owners have also installed a door to the living room to access the flat roof below which would make a perfect balcony! The modern kitchen/dining room at the rear overlooks a well maintained spacious garden, ideal for family living.

On the ground floor there are four double bedrooms as well as a family bathroom and utility room. This property has been a much loved family home for many years - could it be your next home? Early viewing is recommended.

Ref: C366

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hallway

with Karndean flooring; under-stair store; radiator

##### Bedroom 2

with large picture window offering distant sea views; carpet flooring; radiator

##### Bedroom 3

with window overlooking rear garden; carpet flooring; radiator

##### Bathroom

with panelled bath with shower over and shower screen; wash hand basin set in vanity unit; concealed cistern low level WC; tiled flooring; radiator

##### Bedroom 4

with window overlooking rear garden; built-in wardrobe; carpet flooring; radiator

##### Bedroom 5

with large picture window offering distant sea views; built-in wardrobe; carpet flooring; radiator

##### Utility

with space and plumbing for washing machine; 'Ideal' boiler; fitted wall and base units

#### FIRST FLOOR

##### Kitchen/Diner

with a range of modern fitted wall and bass unit; gas 5 burner stove with extractor over; larder unit with space for American Fridge/Freezer; tiled flooring to kitchen area; wood flooring to dining area; two windows overlooking garden; radiator; access to part boarded loft via drop down ladder

##### Living Room

with log burning stove; window to front with sea views; radiator; door onto flat roof

##### Master Bedroom

with picture window offering sea views; built-in cupboard; carpet flooring; radiator

##### Dressing Room

with built-in storage rails/shelves

##### En-Suite

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

#### EXTERNALLY

The property is accessed via a sizeable driveway to the front with parking for a number of cars.

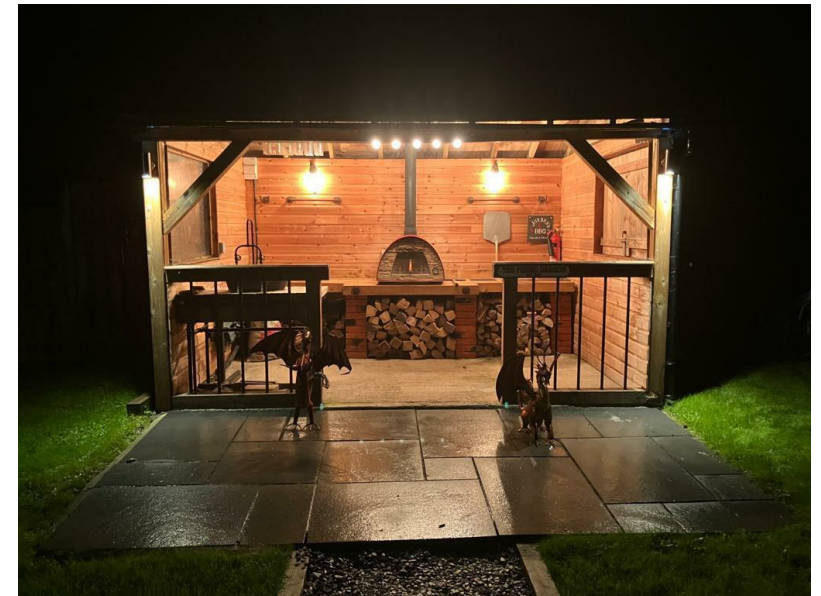
At the rear there is a raised garden laid to lawn with "Pizza Shed" and Patio area; Vegetable garden and storage shed to the side.

#### SERVICES

All Mains Services

#### MATERIAL INFORMATION

Tenure: Freehold  
Gwynedd Council Tax Band 'E'





# Tom Parry

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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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