

# Tom Parry

'Rowen', Lon Merllyn, Criccieth, LL52 0HY £480,000

# 'Rowen' Lon Merllyn, Criccieth, LL52 0HY

Tom Parry & Co are delighted to offer for sale this much loved family home, located in a fantastic location enjoying sea and Castle Views in the popular seaside town of Criccieth.

"Rowen" is a substantial detached property, offering generously proportioned living accommodation over two floors, including two reception rooms, a ground floor bedroom and bathroom, with a further three bedrooms and family bathroom to the first floor.

Whilst this property is in need of modernisation, being set on a sizeable plot with two driveways, a detached garage and gardens to the front and rear, this could be a blank canvas for a fantastic family home. Early viewing is recommended.

# **Ref: C367**

## **ACCOMMODATION**

All measurements are approximate

#### **GROUND FLOOR**

# **Entrance Porch**

with wood block flooring

#### **Entrance Hall**

with wood block flooring; built-in storage; cloaks cupboard; radiator and stairlift

#### WC

with low level WC; wall hung wash hand basin and cloak storage

# **Living Room**

with open fire set in marble surround; dual aspect with sea views to front; carpet; radiator

# **Sitting Room**

with dual aspect room with sea views; electric log burner effect fire set in tiled and timber surround; carpet flooring; radiator

# Kitchen/Diner

with original 'Aga' set in recess; range of fitted base and wall units; stainless steel sink and drainer unit; integrated dish washer; integrated fridge/freezer (not in use); space for dining table; door to utility room

# **Utility Room**

with door to garden; space and plumbing for washing machine and tumble dryer; wall mounted 'Potterton' boiler (out of use); pantry store room

# **Ground Floor Bedroom 4**

with window to side; carpet flooring and radiator

# **Ground Floor Bathroom**

with coloured suite comprising panelled bath; pedestal wash hand basin; low level WC; shower cubicle and heated towel rail

#### **FIRST FLOOR**

# Landing

a spacious landing with sea views; loft access and airing cupboard

#### **Bedroom 1**

with sea and castle views; built-in wardrobes; carpet flooring and radiator

#### **Bedroom 2**

with views over garden; carpet flooring and radiator

## **Bedroom 3**

with sea views to side; carpet flooring and radiator

# Walk in Storage Room

with shelving and rail storage - huge potential for conversion to further room, subject to obtaining the requisite statutory consents

#### **Bathroom**

with coloured suite comprising panelled bath; pedestal wash hand basin; low level WC; shower cubicle; heated towel rail

#### **EXTERNALLY**

The property has the benefit of a private drive to either side, one of which leads to a detached garage with storage at rear.

There is a lawned garden at the front with views to the Castle. At the rear there is a garden laid to concrete flagstone and lawn.

#### **SERVICES**

All Mains Services

#### **Material Information**

Tenure: Freehold

Gwynedd Council Tax Band 'G'













FINING

**Ground Floor** 

Коот

Bedroom 4 Ground



Bedroom 1

Bedroom 3





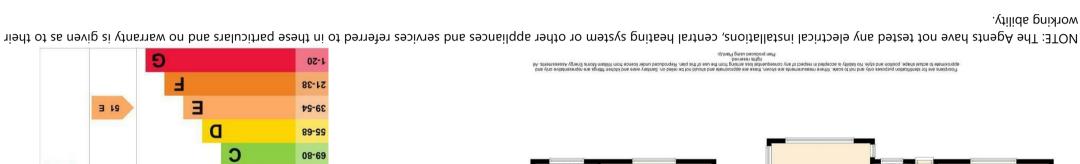
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Bedroom 2

First Floor





Storage

Walk

