



**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'







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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Boundary walls 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 Energy Assessments. All rights reserved. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

