



Tom Parry

'Benar', 7 Salem Terrace, Criccieth, LL52 0AD

£325,000

'Benar' 7 Salem Terrace, Criccieth, LL52 0AD

Tom Parry & Co are delighted to bring this charming mid terrace cottage to the market. Facing across from Y Maes, 'Benar' is ideally located in a central position of the popular seaside and castle town of Criccieth

This character cottage has a lounge/diner with wood burner set in Inglenook and separate kitchen to the ground floor, with three bedrooms, a shower room and a family bathroom on the first floor. The converted attic room offers additional space and there is a detached garage to be found at the rear of the property. The property also has the added benefit of a beautiful low maintenance rear garden.

Conveniently located for the many High Street amenities Criccieth has to offer, including restaurants, shops, promenade and beach, this property will appeal to those seeking a family home as well as to the investment market.

Ref: C372

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with wood block flooring leading to carpeted stairs

Lounge/Diner

with large picture window to front with sea views; wood burning stove set in stone inglenook; built-in cupboards; window to rear; under-stairs storage; laminate flooring

Kitchen

with range of fitted base units with worktops over; ceramic sink and drainer; integrated electric oven with induction hob and extractor over set in alcove; space and plumbing for dishwasher; space for 'American' style fridge/freezer; pull out larder cupboard; space and plumbing for washing machine and tumble dryer; radiator; larder cupboard housing wall mounted 'Worcester' boiler; doors at side and rear

FIRST FLOOR

Landing

with 'Velux' window and carpet finish

Bedroom 1 (Front)

with sea views; carpet flooring; radiator

Bedroom 2 (Rear)

with window over garden; feature original cast iron fireplace; carpet flooring; radiator

Bedroom 3 (Front)

with sea views; carpet flooring; radiator

Shower Room

with large walk-in shower with rain shower; low level WC; wash hand basin set in vanity unit; heated towel rail; built-in storage cupboard; tiled walls

Family Bathroom

with roll top bath; low level WC; large walk-in shower with tiled walls; pedestal wash hand basin; 'Velux' window

SECOND FLOOR

Attic Bedroom

with 'Velux' window; carpet flooring; radiator; eaves storage; walk-in wardrobe

EXTERNALLY

The property is accessed via a raised patio at front with stunning sea and castle views.

At the rear large patio area with brick built outside WC with washbasin; steps up to low maintenance lawn with slate retaining wall. At the head of the garden there is a single detached garage with up-and-over door, accessible from service lane area behind the property.

SERVICES

All Mains Services.

Wifi controlled 'Nest' gas central heating. Electric underfloor heating to lounge/diner.

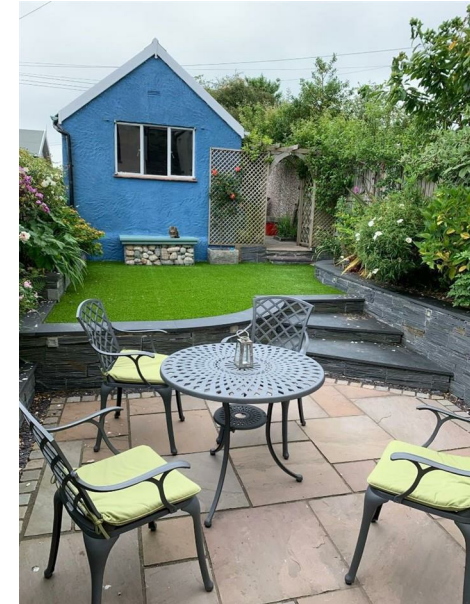
MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax Band 'B'

Traditional construction.

Detached garage at the rear of the property and on street parking to the front of the house.





Tom Parry

01766 512505
tomparry.co.uk



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 Energy Assessments. All rights reserved.
Plan produced using Planip.

