



Tom Parry

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

£325,000

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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.

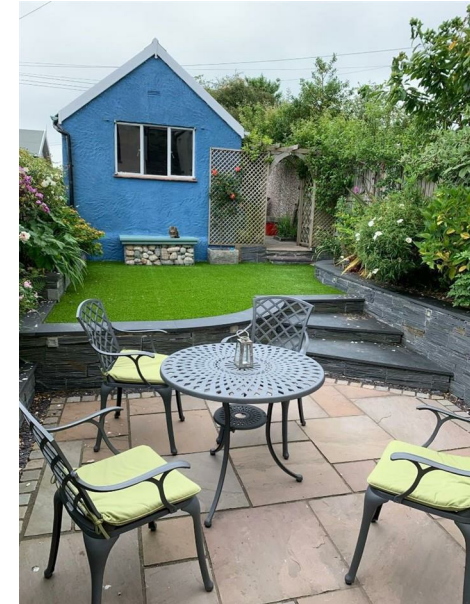
MATERIAL INFORMATION

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.





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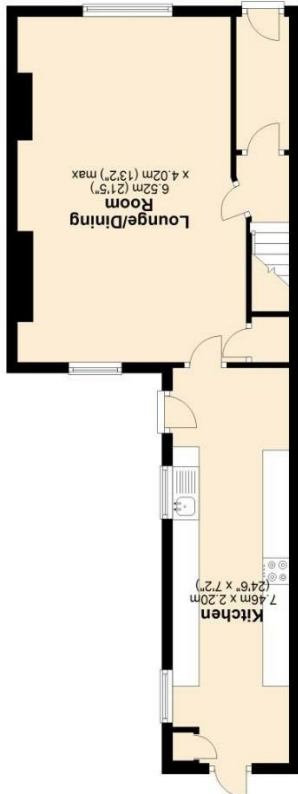


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working ability.

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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Ground Floor



First Floor



Second Floor

