



Tom Parry

Paradwys, Upper Morannedd, Criccieth, LL52 0PP

£649,950

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Tom Parry & Co are delighted to offer for sale this impressive detached dormer bungalow occupying an elevated position on a much sought after quiet road on the outskirts of the beautiful seaside town of Criccieth.

"Paradwys" meaning 'Paradise' has been recently undergone significant improvement works including a stunning architecturally designed extension forming a sun room and fantastic master suite. The remainder of the property has been renovated throughout to a very high standard with exceptional finishing. The property offers panoramic sea views and views to Criccieth Castle.

The modern kitchen is a fantastic space that opens up onto the rear garden, via sliding doors, bringing the contemporary design of the garden area, inside. There are five bedrooms, one of which is en-suite. The living room is located perfectly at the front of the property to enjoy the stunning sea views and a relaxing place to watch the sun set from the comfort of your own home. The possibilities are endless with this number of bedrooms - whether you have a family that will fill them or are looking for that property with the space for a "man cave", gym or home office - Paradwys really is the perfect property.

Viewing is highly recommended to appreciate the quality of the finish to this truly fantastic property.

Ref: C373

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Sun Room

with large picture window enjoying far reaching sea and castle views; tiled floors; radiator

Living Room/Dining Room

with large picture window enjoying far reaching sea and castle views; living room area carpeted with real flame effect gas fire; tiles to dining area

Kitchen

with modern two tone fitted kitchen with range of wall and base units with quartz worktops over; American style fridge freezer set in tall larder cupboard surround; integrated double oven; recessed 1.5 bowl sink and drainer; induction hob with extractor fan over; integrated 'Bosch' dishwasher; integrated bins; sliding patio door to garden; breakfast bar; radiator

Utility

with fitted wall and base units; space for washing machine and tumble dryer; stainless steel sink and drainer; tiled floor; door to rear

Inner Hallway

with radiator and storage cupboard

Bedroom 1

with large picture window enjoying sea views; carpet; radiator; spotlights set in feature sloping ceiling

En-suite

with large shower unit with glass screen; wash hand basin set in vanity; low level WC; heated towel rail; tiled walls and floor

Bedroom 2

with sea views to front; carpet; radiator

Bedroom 3

with carpet; radiator; with views of garden

Bathroom

with panelled bath; corner shower unit; wash hand basin set in vanity; low level WC; tiled walls and floor; heated towel rail

FIRST FLOOR

Landing

with large spacious open landing

WC

Bedroom 4

with 'Velux' windows enjoying sea and countryside views; eaves storage

Bedroom 5

with eaves storage; feature slopy ceilings; 2 'Velux' windows with countryside and sea views

EXTERNALLY

The property is accessed via a private driveway to the front of a detached garage. The driveway also runs to the front of the house ample parking space. There is a decorative rockery to the front garden that steps up to a paved elevated terrace with seating area to enjoy the fantastic views.

At the rear there are two patio areas, one adjacent the garage and one at a higher level on the elevated lawn.

SERVICES

All mains services

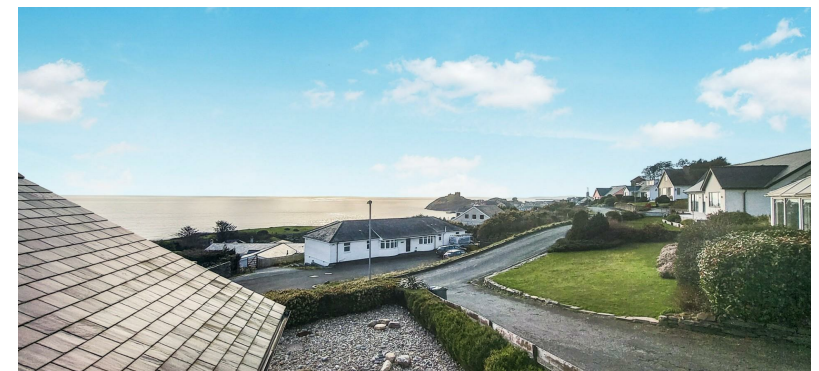
MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band G

The property is has undergone complete renovation works including new electrics and central heating. The last of the works to the converted attic space is underway and due to be completed shortly.

Contents available be separate negotiation.





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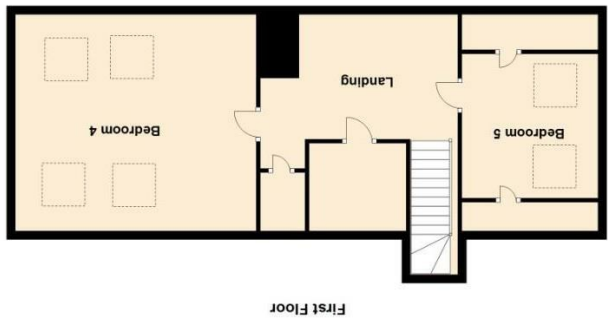
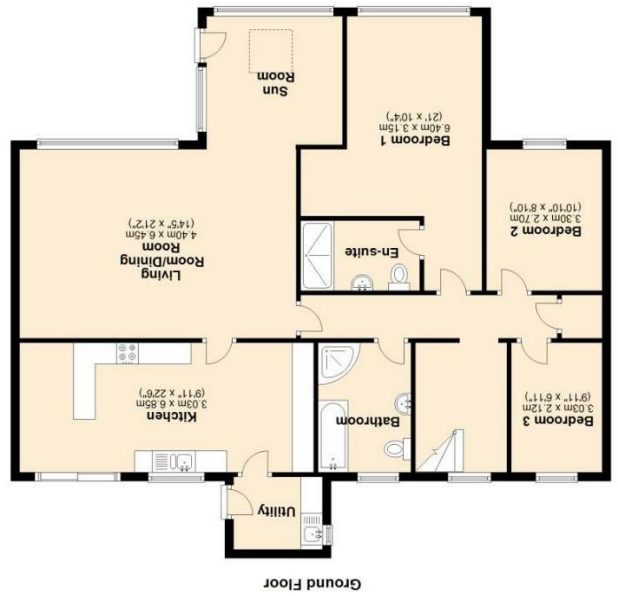


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working ability.

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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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	76 C	
81-91	B		83 B
92+	A		

