



**Tom Parry**

Taleifion, High Street, Criccieth, LL52 0RN

**£425,000**



## Talefion High Street, Criccieth, LL52 0RN

Tom Parry & Co are delighted to offer for sale this detached property located on High Street in the charming town of Criccieth, conveniently located for the Health Centre, Public Transport, local primary school and High Street. This property boasts an impressive 6 bedrooms spread across a spacious 3,509 sq ft, providing ample space for a large family or those who love to entertain guests.

One unique feature of this property is the separate two-bedroom flat, offering versatility and the potential for rental income or accommodating extended family members. The off-road parking is a convenient addition, ensuring you never have to worry about finding a parking space after a long day.

Step into the beautiful garden at the rear of the property, a tranquil oasis where you can relax and unwind amidst nature. Whether you enjoy gardening or simply sipping your morning coffee outdoors, this garden offers a peaceful retreat from the hustle and bustle of daily life.

Don't miss the opportunity to make this house your home and enjoy the best of what Criccieth has to offer. With its spacious layout, separate flat, off-road parking, and charming garden, this property is a rare find that combines comfort, convenience, and potential.

**Our Ref: C384**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch

#### Hallway

with under stair storage cupboard; window to side and fitted stair lift

#### Living Room

with dual aspect windows to the front and the rear; open fireplace set in tiled surround and radiator

#### Sitting Room

with deep bay window to the front; living flame gas fire set in tiled surround and radiator

#### Study

with window to the side

#### Kitchen/Breakfast Room

with a range of fitted wall and base units with worktop over; stainless steel sink and drainer; integrated dishwasher; integrated oven with induction hob and extractor over; space and plumbing for washing machine & vented tumble dryer; wall mounted combi boiler; tiled flooring; dual aspect windows and door to rear garden

#### Dining Room

with window to side, carpet and radiator

### FIRST FLOOR

#### Landing

with stairs to second floor; built in radiator

#### Master Bedroom

a large, light and airy bedroom with two picture windows; carpet flooring and radiator and the added benefit of a walk in wardrobe with built in shelving and rails

#### En-Suite Shower Room

a spacious en-suite with large shower cubicle; low level WC; wash basin set in vanity with handy storage beneath and panelled walls

#### Bedroom 2

with built in storage cupboard; carpet and radiator

#### Office

with radiator and carpet

#### Bedroom 3

with window to side; carpet and radiator

#### Bedroom 4

with dual aspect windows; carpet and radiator

#### En-Suite Bathroom

with panelled bath with shower over; low level WC; pedestal wash basin and radiator

#### Bathroom

with panelled bath; wash basin set in vanity and high level WC

### SECOND FLOOR

Self-contained apartment with separate access from outside via fire escape staircase and access from first floor landing

#### Lounge/Diner

with two large picture windows to the front; electric radiator and carpet

#### Kitchen

with a range of fitted wall and base units with worktop over; stainless steel sink and drainer and space for freestanding oven

#### Bedroom 1 (Flat)

with window to front; carpet and electric radiator

#### Bedroom 2 (Flat)

with window to rear; carpet and electric radiator

#### Bathroom

with low level WC; wash hand basin and bath with shower over

### THIRD FLOOR

#### Attic Room 1

#### Attic Room 2

#### Attic Room 3

### EXTERNALLY

The property has a large private tarmac driveway to the side leading to a large parking area at the rear of the house.

There is a picturesque raised garden to the rear, with seating areas and a range of mature shrubs, trees and plants.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E











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.

Score	Energy rating	Current	Potential
92+	A	46 E	79 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

