



**Tom Parry**

'Tegfan', 1 Salem Terrace, Criccieth, LL52 0AD

**£230,000**

## 1 Salem Terrace, Criccieth, LL52 0AD

Tom Parry & Co are delighted to offer for sale this three bedroomed property located in a much sought-after location with beautiful sea & castle views and an aspect across 'Y Maes'.

This much loved property is in need of some modernisation but offers spacious accommodation across ground and first floor, as well as an additional bedroom in attic. There is a long garden at the rear, currently laid to a concrete finish, leading to a detached garage - ideal for off road parking in this bustling town!

Being a short walk from the centre of Criccieth, this really is in a fantastic location. Early viewing is recommended.

**Our Ref: C386**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with part panelled walls; shoe storage; wood effect laminate flooring and radiator

#### Living Room

with deep bay window to the front enjoying sea views; electric fire set on tiled hearth; wood effect laminate flooring and radiator

#### Dining Room

with window overlooking rear garden; gas fire set in stone clad hearth with additional built in shelving; wood effect laminate flooring; under stair storage cupboard and radiator

#### Kitchen

with a range of wall and base units with worktops over; integrated 2 ring electric hob; stainless steel sink and drainer; dual aspect windows; wall mounted 'Worcester' boiler and door to rear garden

### FIRST FLOOR

#### Landing

a spacious landing area with built in shelving; airing cupboard; window to the front and side and electrical panel heater

#### Bedroom 1

with sea and mountain views to the front; carpet flooring and radiator

#### Bedroom 2

with window to the rear overlooking the garden; carpet and radiator

#### Separate WC

with low level WC

#### Bathroom

with panelled bath; wash hand basin set in vanity; carpet and radiator

### SECOND FLOOR

#### Attic Bedroom

with wood panelled walls and ceilings; built in work benches; 'Velux' rooflights and carpet

#### EXTERNALLY

There is an enclosed yard area to the front.

At the rear there is a long garden laid to concrete yard with a timber storage shed and a detached garage at the rear.

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B









# Tom Parry

01766 512505  
tomparry.co.uk

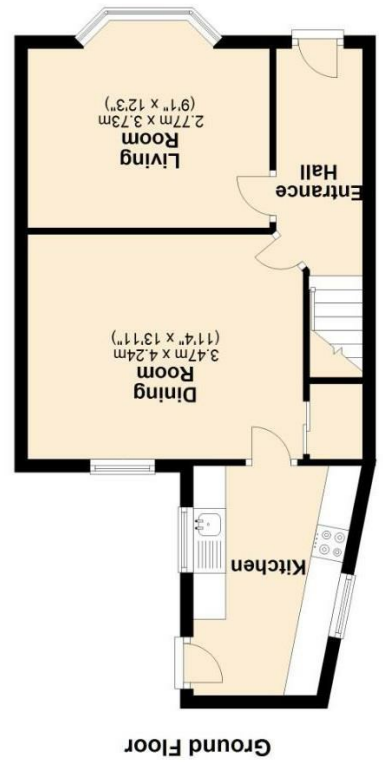


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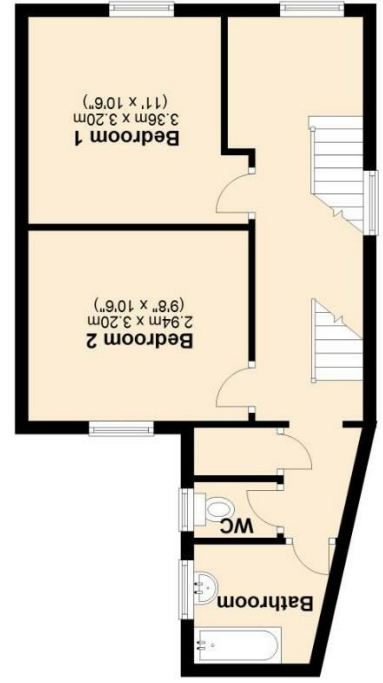
working ability.

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

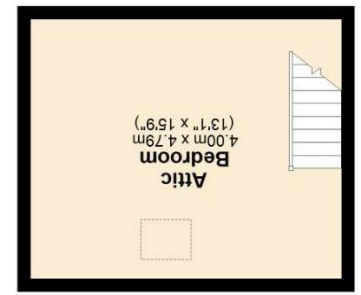
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Ground Floor



First Floor



Second Floor

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

