



Tom Parry

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

Offers over £195,000

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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







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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.
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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		

