



**Tom Parry**

Tirwyddan, Lon Ednyfed, Criccieth, LL52 0LD

**£525,000**

## Tirwyddan Lon Ednyfed, Criccieth, LL52 0LD

Tom Parry & Co are delighted to offer for sale this stunning detached house located in the much sought after area of Lon Ednyfed in Criccieth. This property boasts 4 spacious bedrooms spread across 1,639 sq ft, offering ample space for a growing family or hosting guests.

One of the highlights of this property is the breath-taking sea views that can be enjoyed from various rooms, creating a serene and tranquil atmosphere. The master bedroom comes with its own balcony, providing a perfect spot to unwind and soak in the picturesque surroundings. Additionally, the private gardens offer a peaceful retreat where you can relax or entertain outdoors.

This property has been a successful holiday let, making it not only a wonderful family home but also a great investment opportunity. Whether you are looking for a permanent residence or a holiday home, this property ticks all the boxes.

**Our Ref: C391**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hall

with parquet flooring; feature leaded windows; under stair storage cupboard and radiator

#### Shower Room

with fully tiled corner shower; wash basin set in vanity; low level WC and heated towel rail

#### Living Room

a light and airy room with sliding patio doors giving access to a decked patio area; additional window overlooking garden; gas fired coal effect fire set in Victorian style fireplace on a slate hearth and carpet flooring

#### Kitchen/Breakfast Room

with a range of modern fitted wall and base units with worktops over; central island; one and a half bowl stainless steel sink and drainer; built in double oven; built in gas hob with extractor fan over; integrated wine cooler; integrated fridge freezer; integrated dishwasher; dual aspect windows; space for dining table and door to rear patio

#### Utility Room

with stainless steel sink and drainer; space and plumbing for washing machine and tumble dryer; wall mounted "Worcester" boiler; radiator; store room and door to front

### FIRST FLOOR

#### Landing

with stained glass leaded window over stairs

#### Bedroom 1

with 'French' doors opening onto balcony with glass balustrading, enjoying far reaching sea and Castle

views; dual aspect windows; radiator and wood effect flooring

#### En-Suite

with large walk in shower; low level WC; marble wash basin set on vanity unit; heated towel rail and tiled walls and floor

#### Bedroom 2

with fantastic views; carpet flooring and radiator

#### Bedroom 3

with fantastic views; carpet flooring and radiator

#### Bedroom 4

with carpet flooring and radiator

#### Bathroom

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

### EXTERNALLY

The property is effectively accessed at the rear of the property, with a private driveway to the left side, a large well maintained lawned garden to the middle and a beautiful shrub lined pathway to the right hand side.

At the 'front' of the house there is a fantastic composite decking area, enjoying fantastic sea views and a lawned garden edged with hedgerows for privacy.

The outside space to this property is perfect for relaxing with the family and your guests.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold. Currently a holiday let (use class C4)

Council Tax: Business Rates Apply







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

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

