



Tom Parry

48, Gorseddfa, Criccieth, LL52 0DW

£465,000

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48 Gorseddfa is a modern superior detached residence situated on a much favoured residential estate in the popular seaside resort town of Criccieth. This spacious property sits in an elevated position with views to fields at the rear and out towards the coast and Criccieth castle.

The property has been built and designed to a very high standard; with a beautiful open plan kitchen/dining/sitting room area that opens up onto the garden through large sliding patio doors. This light and airy space is an excellent feature providing flexible family living space. The ground floor has a further lounge, bedroom/study, shower room and utility room. To the first floor the property has a well appointed master bedroom with en-suite as well as three further double bedrooms and a family bathroom. This property makes a perfect, spacious family home.

Criccieth is situated on the southern coastline of the beautiful Llyn Peninsula. Dominated by its castle standing on a rocky promontory between two beaches, there are a variety of shops in the High Street, as well as restaurants, a post office, a primary school and a health centre. The bustling harbour town of Porthmadog is approximately 5 miles distance providing additional shopping facilities and amenities, while the surrounding area benefits from a variety of outdoor pursuit,

Our Ref: C299

GROUND FLOOR

Hallway

with feature staircase to first floor with glass balustrading; a combination of solid wood and ceramic tiled flooring and full length feature window overlooking garden

Open Plan Kitchen/Dining/Sitting Room

Kitchen: measuring 3.782m x 3.533m this spacious kitchen offers a range of wall and base units with worktop over; two built in "Neff" ovens; integrated dishwasher; five ring "Neff" induction hob with extractor over; one and a half bowl stainless steel sink and drainer; breakfast bar with feature downlights over; solid wood flooring and space for large American style fridge freezer

Dining/Sitting Room: this large light and airy living space has high sloping ceilings integrating three rooflights in addition to large patio doors and a further window and door opening onto views of the garden and the surrounding fields; the solid wood flooring extends from the kitchen. There is a TV point on the wall.

Lounge

with solid wood flooring; wall mounted TV point and deep feature bay window

Bedroom 5/Study

with solid wood flooring

Shower Room

with large shower cubicle with sliding glass door; suspended concealed cistern WC; wash hand basin with vanity unit beneath; fully tiled walls and floors and heated towel rail

Utility

with base units with worktop over; stainless steel sink; plumbing for washing machine; space for tumble dryer; ceramic tiled floor and wall mounted "Ideal" gas boiler

FIRST FLOOR

Landing

with carpet flooring; airing cupboard and drop down hatch with ladders to loft

Master Bedroom

with carpet flooring and radiator

En-Suite

with large shower cubicle with sliding glass door; suspended concealed cistern WC; wash hand basin with vanity unit beneath; fully tiled walls and floors and heated towel rail

Bedroom 2

with carpet floor covering; radiator and views across the fields to the rear

Bedroom 3

with carpet flooring and radiator

Bedroom 4

with carpet flooring and radiator

Bathroom

with four piece bathroom including panelled bath; low level WC; wash hand basin with vanity unit and corner shower cubicle; heated towel rail and extractor fan

EXTERNALLY

The property is provided with an open lawn to the front with a paved pathway to the side of the house leading to the front door. To the rear there is a large patio area as well as a small lawned area overlooking fields to the rear. To the side of the property is a gravelled and paved area housing a large shed.

SERVICES

All mains services. Underfloor heating to the ground floor; gas fired central heating to the first floor.

MATERIAL INFORMATION

Tenure: Freehold - currently used as main residence.

Council Tax: Band F







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.

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