



# Tom Parry

2, Wellington Terrace, Criccieth, LL52 0DB

£260,000

## 2 Wellington Terrace, Criccieth, LL52 0DB

Tom Parry & Co are delighted to offer for sale this fantastic property located on Wellington Terrace in Criccieth - a charming property with great potential! This mid-terrace house boasts two reception rooms, three bedrooms, and a bathroom, offering ample space for a comfortable lifestyle.

Situated just a short stroll away from the beach and the High Street, this property offers the perfect blend of coastal living and convenience. With modernisation potential, this house provides a fantastic opportunity to create a bespoke living space tailored to your tastes and needs.

Early viewing is recommended

**Our Ref: C395**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with part tessellated floor tiles, under stair storage area and radiator

#### Living Room

with a deep bay window to the front; feature coving and curved wall and radiator

#### Dining Room

with cast iron fireplace; radiator and window overlooking rear yard

#### Kitchen/Breakfast Room

with a range of fitted wall and base units; stainless steel sink with double drainer; space and plumbing for washing machine; breakfast bar; number of built in larder cupboards, one housing new wall mounted Worcester boiler; radiators and electric storage heater; doors to rear yard (with access to store) and to the rear garden

### FIRST FLOOR

#### Landing

#### Bedroom 1

with deep bay window to the front enjoying distant sea and mountain views; built in wardrobe and radiator

#### Bedroom 2

with views over rear garden; carpet and radiator

#### Bathroom

with accessible shower; built in airing cupboard; heated towel rail and wash basin set in vanity unit

#### Separate WC

### SECOND FLOOR

#### Bedroom 3

with numerous eaves storage cupboard; carpet and radiator

### EXTERNALLY

The property is accessed via a gated front patio area with a range of mature shrubs and plants.

There is a small yard area to the rear of the dining room with outside store. At the back of the house there is a long with patio area and storage shed, together with a range of mature trees and plants.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold. Classed as second home.

Council Tax: Band C

New central heating system fitted.







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	60 D	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		