



Tom Parry

Craig Deryn, Caernarfon Road, Criccieth, LL52 0AU

£399,500

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Tom Parry & Co are delighted to offer for sale this unique detached cottage, situated on Caernarfon Road in Criccieth. This charming property spans an impressive 990 square feet, featuring two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those seeking a peaceful retreat.

The house boasts a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the large garden, which provides a wonderful outdoor space for gardening enthusiasts or for children to play. The garden not only offers a tranquil setting but also presents fantastic countryside views to the rear, allowing you to immerse yourself in the natural beauty of the area.

Additionally, the front of the property offers distant sea views, adding to the charm and appeal of this lovely home. The property also has planning permission for a single storey extension to the side and rear. This property is an ideal choice for anyone looking to enjoy the serene lifestyle that Criccieth has to offer, with its stunning landscapes and proximity to the coast. Early viewing is recommended.

Our Ref: C402

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

with quarry tiled floor

Hallway

Living Room

with log burning stove set in brick and timber surround; new 'Amtico' wood effect flooring; triple aspect windows with a door at the rear opening to the garden and radiator

Dining Room

with gas fire set in slate surround with back boiler behind; built in storage and shelving; tiled flooring; double aspect windows

Kitchen

with a range of fitted wall and base units; double oven with gas hob; under counter fridge; stainless steel sink and drainer; under stair larder cupboard; utility area with space and plumbing for washing machine and fitted shelving; door to rear garden; tiled flooring and radiator

FIRST FLOOR

Bathroom

with panelled bath with shower over; pedestal wash basin; tiled flooring and radiator

Landing

with fantastic countryside and garden views

Bedroom 1

with dual aspect windows enjoying distant sea views to the front; built in cupboard; carpet flooring and radiator

Bedroom 2

with dual aspect windows enjoying distant sea views to the front; large built in wardrobe; carpet flooring and radiator

Bedroom 3

with window to rear enjoying garden and countryside views and carpet flooring

Separate WC

EXTERNALLY

The property is accessed via a gated path to the front and a gated driveway to the side, which sits in front of a detached garage.

There is a lawned garden to the front, enclosed by well maintained hedgerows. At the rear there is a large garden with a vast array of mature shrubs, plants and trees and an aspect over fields at the rear. There is a patio to the rear of the house and a storage shed.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band D

The property has the benefit of planning permission for a single storey extension to the rear. Details can be viewed under planning reference C20/0525/35/DT

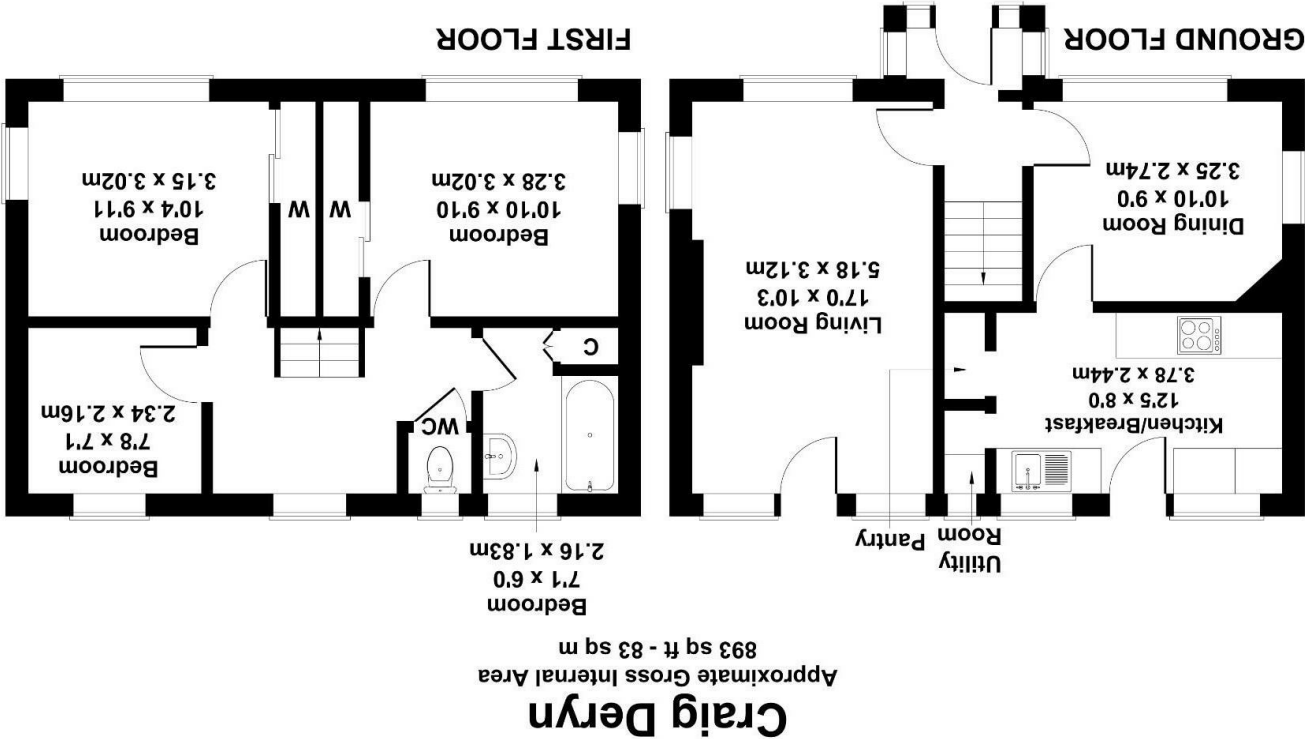






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Score	Energy rating	Current	Potential
92+	A	SI E	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		