



**Tom Parry**

Sibrwd Y Gwynt, Upper Morannedd, Criccieth, LL52 0PP

**£450,000**



## Sibwrdd Y Gwynt Upper Morannedd, Criccieth, LL52 0PP

Tom Parry & Co are delighted to offer for sale this substantial dormer bungalow located on the popular and much sought after residential road of Upper Morannedd. Sibwrdd Y Gwynt occupies an elevated position commanding fantastic sea views.

The property would benefit from modernisation but has the potential to provide a substantial family home with 5/6 bedrooms, a large lounge/diner, conservatory, kitchen and utility. The property has the benefit of off road parking, a garage and sloping gardens to the back and side.

You really do have to see this property to appreciate its size and potential. Early viewing is recommended.

**Our Ref: C352**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with wooden flooring and radiator

#### Lounge/Diner

with multi-aspect windows to the front, back and sides with sea views to the front; gas fire set in marble surround; two radiators and carpet

#### Conservatory

with tiled floor and French doors onto the patio

#### Kitchen

with a large picture window to the front with far reaching sea views; a range of built in wall and base units with worktop over; integrated fridge freezer; integrated dishwasher; large dresser unit; space for free standing electric oven/range and radiator

#### Utility

with range of built in units; space and plumbing for washing machine; built in airing cupboard; stainless steel sink and drainer; floor mounted Worcester boiler and door to rear

#### Bedroom 3 (Rear Middle)

with built in wardrobes, drawers and dressing table and radiator

#### En-Suite

with shower cubicle; pedestal wash basin and low level WC

#### Bedroom 4 (Front)

with sea views; carpet and radiator

#### Bedroom 5 (Rear Left)

with built in wardrobes and dressing table

#### Bathroom

with corner bath; separate shower cubicle; wash hand basin; low level WC and tiled walls and floor

### FIRST FLOOR

#### Landing

with storage space and loft access

#### Bedroom 1

with 'Velux' rooflights; eaves storage; built in wardrobes; carpet & radiator

#### En-Suite

with shower cubicle; low level WC; wash basin set in vanity unit and heated towel rail

#### Through Room/Bedroom 6

accessed via bedroom 1; with large built in cupboard leading to eaves storage cupboard; 'Velux' rooflight and radiator

#### Bedroom 2

with built in eaves storage; 'Velux' rooflight; carpet and radiator

#### Bathroom

with corner bath; low level WC; pedestal wash basin; eaves storage and radiator

### EXTERNALLY

The property is approached via a private gravelled driveway with a detached garage to the side.

There is a pathway to the perimeter of the property with a range of mature shrubs and plants, which banks up at the side with stunning sea and countryside views.

### SERVICES

Mains electricity, water and drainage

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax: Band G







# Tom Parry

01766 512505  
tomparry.co.uk

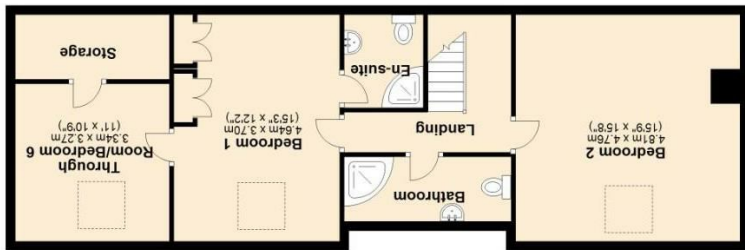


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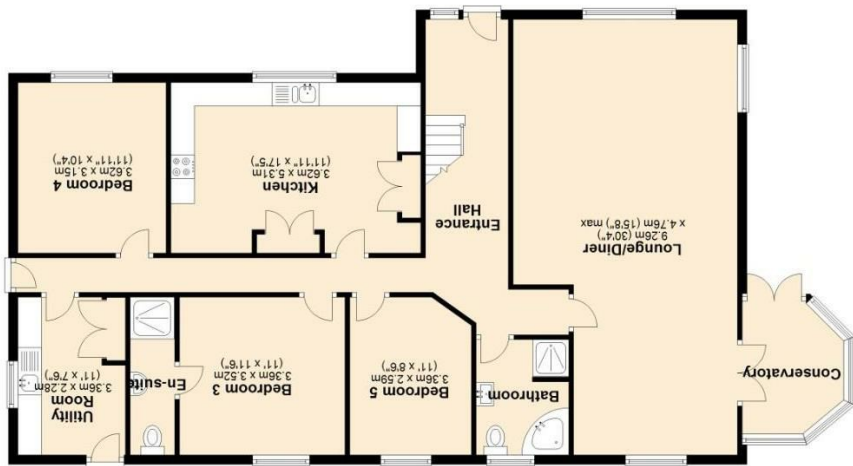
working ability.

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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First Floor



Ground Floor

