



# Tom Parry

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

**£375,000**



## 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





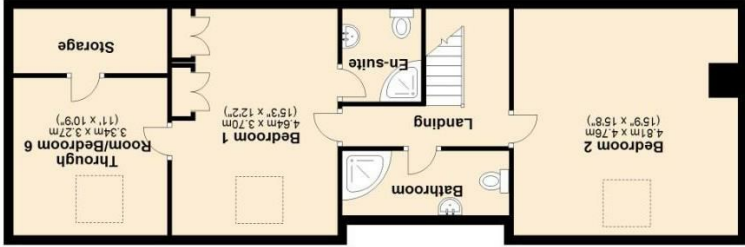




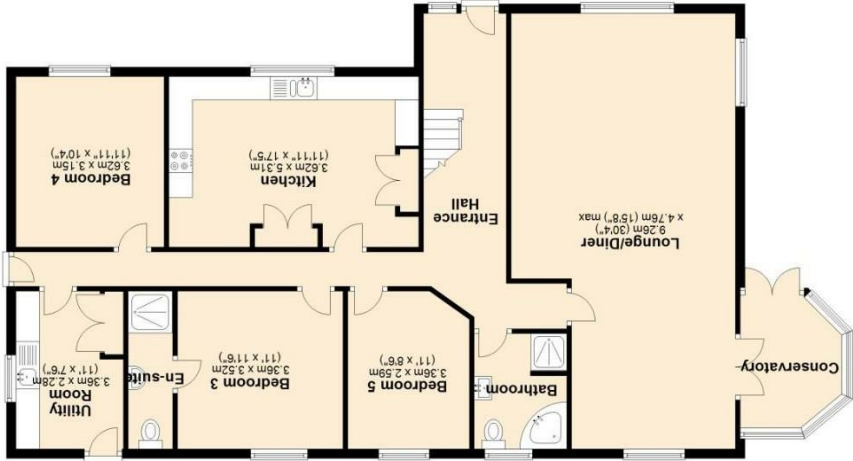
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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. Boundary lines 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. Boundary lines and kitchen fittings are representative only. Assessments, All rights reserved. Plan produced using Planit.



First Floor



Ground Floor

