

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**Ardwyn, Criccieth, LL52 0AE**

**£455,000**

- Townhouse Residence
- Beautifully Presented
- 3 Receptions & 8 Bedrooms

- Substantial Accommodation
- Truly Spectacular Sea & Castle Views
- Popular Location -Walking Distance to the Town



# Ardwyn, Criccieth, LL52 0AE

\*Currently regarded as a second home\* Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this substantial townhouse residence situated in a sought-after and central location overlooking the town with spectacular views towards the Castle and Cardigan Bay with Snowdonia and the mountains of mid-wales in the distance. Ardwyn is only a short walk from the High Street. Criccieth is a popular seaside town on the south side of the glorious Llyn Peninsula offering a great choice of amenities including beach, school, golf course, shops, cafes, pubs & restaurants.

The spacious accommodation has been beautifully decorated throughout with the benefit of double glazing and gas central heating. The property has been previously used as a successful holiday let, giving the opportunity for the contents to be available at a price to be agreed. The electrics have also been upgraded with an opportunity to divide the property into apartments, subject to planning consent.

Briefly comprises of the following: Porch. Entrance Hall. Lounge with sliding door opening to dining room. Store/Utility room. Sitting room (with secondary staircase to first floor) with a stunning central fireplace with stove and archways into modern cottage style kitchen. On the first floor: Four bedrooms. Bathroom. Toilet. On the second floor: Four bedrooms (one with en-suite). Bathroom. Toilet.

Terraced patio area and garage at the rear.

Inspection Highly Recommended. No chain. Gwynedd Council Tax Band : E

## GROUND FLOOR

### Entrance Hall

Stairs to first floor. Door to:

### Lounge 14'5 x 17'2 (4.39m x 5.23m)

Fireplace. Radiator. Bay window with views towards the Castle. Sliding door to:



### Dining Room 13'6 x 12'5 (4.11m x 3.78m)

Radiator. Door to inner hall.

### Sitting Room 14'2 x 14'2 (4.32m x 4.32m)

Stairs to first floor. Tiled floor. Attractive fireplace with multi fuel stove. Two radiators.



### Store Room 8'7 x 8'6 (2.62m x 2.59m)

Potential utility room.

### Kitchen 13'6 x 8'10 (4.11m x 2.69m)

Modern cottage style kitchen units with Belfast sink. Internal washing machine, fridge/freezer and dishwasher. Outside door to rear.



## FIRST FLOOR

### Landing

Radiator. With secondary staircase to sitting room on ground floor.

### Toilet

Low level w.c. Pedestal washbasin. Towel radiator.

### Bathroom

White suite with panelled bath with shower over. Low level w.c. Pedestal washbasin. Towel radiator.



### Rear Bedroom 10'5 x 12'11 (3.18m x 3.94m)

Radiator. Washbasin.

### Rear Bedroom 13'10 x 9'2 (4.22m x 2.79m)

Radiator. Washbasin.

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## Middle-Bedroom 13'7 x 11'6 (4.14m x 3.51m)

Radiator. Washbasin. Cooker control point.



## Front Bedroom 20'0 x 17'4 (6.10m x 5.28m)

Bay window with spectacular views. Three bedrooms. Washbasin.

## SECOND FLOOR

### Landing

### Toilet

Low level w.c. Washbasin. Radiator.



### Bathroom

Panelled bath with shower over. Pedestal washbasin. Low level w.c. Cylinder cupboard.

## Rear Bedroom 13'8 x 8'2 (4.17m x 2.49m)

Radiator.

### En-Suite Shower

Low level w.c. Shower cubicle. Towel radiator.



## Middle-Bedroom 13'8 x 11'7 (4.17m x 3.53m)

Radiator. Washbasin. Cooker control point.

## Front Bedroom 7'8 x 9'7 (2.34m x 2.92m)

Views.

## Front Bedroom 11'11 x 17'6 (3.63m x 5.33m)

Bay window with spectacular views. Washbasin. Radiator.



## OUTSIDE

Steps up to rear paved seating area. Right of way vehicle access to garage at rear. Gate providing access to the rear.

## Garage 12'8 x 14'3 (3.86m x 4.34m)

## SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is freehold with vacant possession available on completion.



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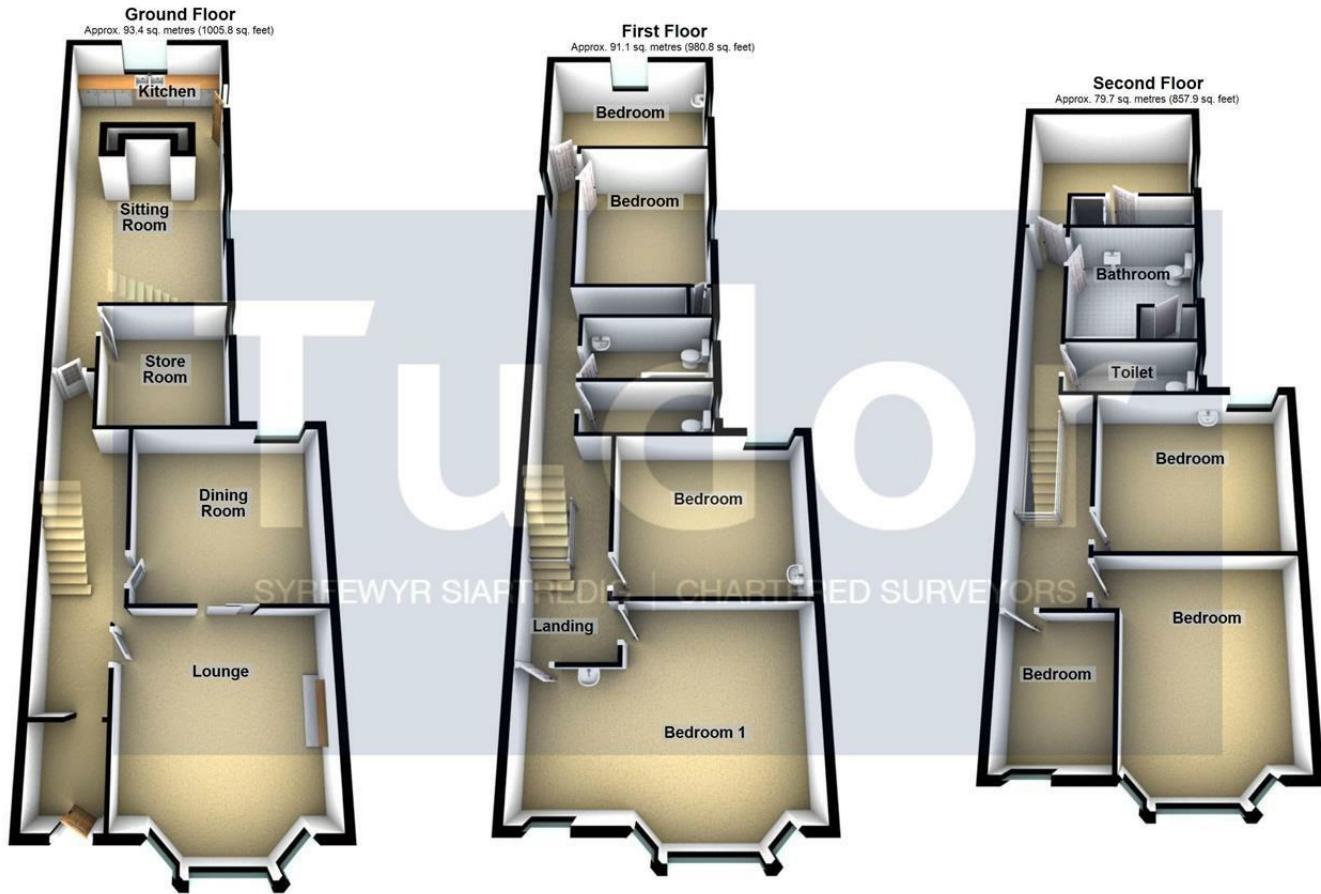
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Total area: approx. 264.3 sq. metres (2844.5 sq. feet)

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Plan produced using PlanUp.

Ardwyn, Y Maes, Criccieth

From the green in the centre of Criccieth, proceed up the hill B4411 to Caernarfon. Take the second turning on the left and Ardwyn is then on the right facing southwards overlooking the green. SH 498-383. Sat Nav Ref LL52 0AE.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(35-44) E		(35-44) E	
(21-34) F		(21-34) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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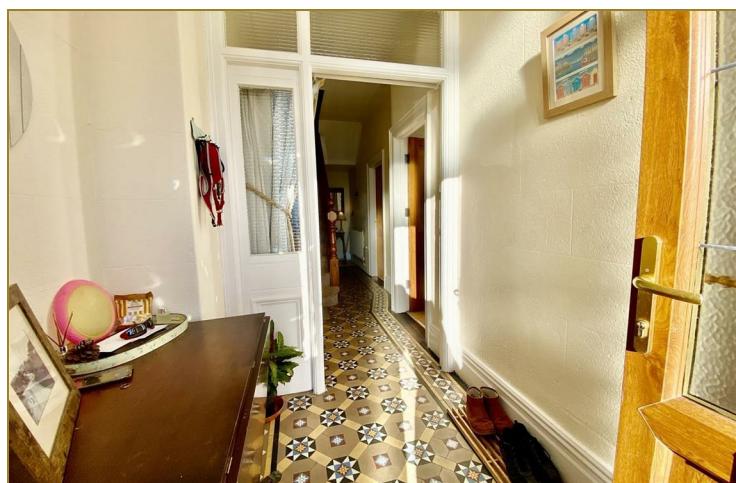
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