

# Tudor

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



**Glanllyn, Criccieth, LL52 0BE**  
**Guide price £249,000**

- Detached Cottage
- Elevated Position
- Double Glazing & Gas Central Heating
- Outskirts of Criccieth
- Bedroom & Loft Bedroom
- Ample Parking & Garden



# Glanllyn, Criccieth, LL52 0BE

Tudor Estate Agents & Chartered Surveyors are delighted to offer this charming detached stone built cottage for sale. Located in a delightful elevated position on the outskirts of Criccieth, a popular seaside resort on the south coast of the Llyn Peninsula offering a great variety of amenities.

The accommodation is ripe for refurbishment, has the benefit of double glazing & gas central heating and briefly comprises of the following: - Kitchen/Diner. Lounge with patio door opening on to garden. Spacious Loft Room. Bathroom & Separate Toilet. One Bedroom on the ground floor. Garage/Workshop. Track leading to property (with right of way to neighbouring properties). Ample Parking & Garden.

## GROUND FLOOR

### **Kitchen 14'10 x 14'11 (4.52m x 4.55m)**

Kitchen units with single drainer stainless steel sink unit. Radiator. Hob & Oven with filter hood over. Door to:



### **Lounge 10'8 x 14'0 (3.25m x 4.27m)**

Radiator. Open tread stairway to first floor. Open beams. UPVC double glazed patio door.



### **Inner Hall**

(from kitchen). Radiator.

### **Bedroom 9'3 x 10'5 (2.82m x 3.18m)**

Radiator.

### **Bathroom 5'5 x 10'8 (1.65m x 3.25m)**

Panelled bath. Pedestal washbasin. Radiator. Airing cupboard with pre-lagged cylinder and gas boiler for central heating and hot water.



### **Separate Toilet**

Low level w.c.

## FIRST FLOOR

### **Loft Room 20'7 x 8'7 (6.27m x 2.62m)**

Limited headroom at eaves. Radiator. Velux & Gable windows.



## OUTSIDE

Ample parking and Garden.

### **Garage 8'0 x 15'4 (2.44m x 4.67m)**

## SERVICES

We understand that mains water, drainage, gas and electricity 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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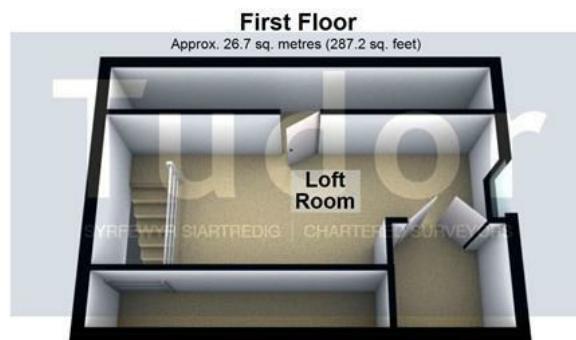
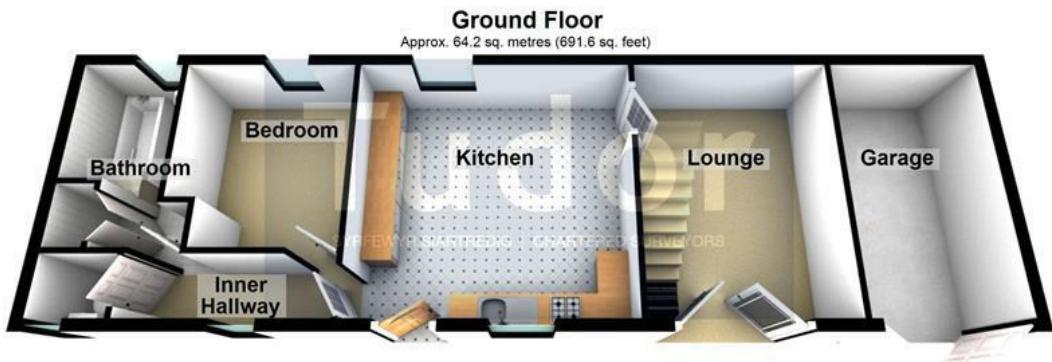
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Total area: approx. 90.9 sq. metres (978.7 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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