

**BOB**PARRY

GORSE HILL, UPPER MORANNEDD,  
CRICCIETH  
ASKING PRICE £575,000



- DETACHED FOUR BED DORMER BUNGALOW
- GAS CENTRAL HEATING

- FRONT AND REAR GARDENS
- GREAT SEA VIEWS
- EPC- C72

DIRECTIONS

From Porthmadog take the A497 towards Criccieth. Take the first right hand turn onto Morannedd just after the Welcome to Criccieth sign on entering the Town of Criccieth. The property can be found on the right hand side, it is the fourth house.

Description

An four bedroom detached house located in the popular seaside town of Criccieth. The property is within walking distance of the high street and beach. The property has views of the beaches and castle. Surrounded by well maintained gardens to the sides, rear and front, driveway providing off road parking for three cars. Two car garage. Viewing is highly recommended in order to appreciate the spacious living accommodation and views. EPC C

Entrance Hall

Stairs to first floor. Radiator. Smoke alarm.

Living Room 4.28m x 6.17m (14'1" x 20'3")

Radiators. Log burning stove. Views of Criccieth Castle and the Llyn Peninsula.

Bedroom One 4.28m x 2.99m (14'1" x 9'10")

Radiator.

Kitchen 4.24m x 4.28m (13'11" x 14'1")

Radiator. Range of wall and base units with matching work surfaces. Stainless steel sink with mixer tap. Built in electric hob. Built in electric oven. Fridge freezer point. Washing machine point. Boiler cupboard. Smoke alarm.

Rear Lobby

Door to garage. Door to rear garden.

Shower Room

Shower, wc, whb. Radiator. Spotlights. Heated towel rail/radiator.

Dining Room 3.97m x 4.48m (13'0" x 14'8")

Radiator. Views of Criccieth Castle and the Llyn Peninsula.

First Floor Landing

Smoke alarm. Loft access hatch. Storage cupboard. Airing cupboard.

Bedroom Two 4.49m x 3.69m (14'9" x 12'1")

Radiator. 2 x built in wardrobes. Access to eaves.

Bathroom

Wc, whb, bath, Spotlights. Heated towel rail/radiator.

Bedroom Three 2.92m x 3.64m (9'7" x 11'11")

Radiator. Built in wardrobe.

Bedroom Four 3.48m x 3.79m (11'5" x 12'5")

Radiator. Built in wardrobe and cupboard. Views of Criccieth Castle and the Llyn Peninsula.

Outside

Front and rear garden. Patio area to the rear. Driveway. Garage for two cars. Views of Criccieth Castle and the Llyn Peninsula to the front.

Services

None of the services have been tested by Bob Parry Estate Agents Ltd but it was noted that mains water, drainage and electricity were connected. Heating is by way of gas fired central heating.

Agent's note

There is a covenant from 1940's restricting the property being from used as a holiday home

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in Band. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at [porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	79
(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	

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Whilst we endeavour to make these details as helpful as possible, we do not guarantee their accuracy. Measurements , floorplans and photos should not be relied upon for any use including the purchase of the property. Any interested buyers should make arrangements to inspect the property. Bob Parry Estate Agents & Auctioneers do not themselves test any services connected to any property offered by them for sale or to let.