



Tom Parry

Llwyn Hudol, Caernarfon Road, Criccieth, LL52 0AU

£349,000

Llwyn Hudol Caernarfon Road, Criccieth, LL52 0AU

Tom Parry & Co are delighted to offer for sale this substantial Victorian semi-detached property located in an elevated position, a short walk from the centre of the much sought after seaside town of Criccieth.

'Llwyn Hudol' is an eight bedroomed character property set over ground and two upper floors. There are two reception room including a living room with snug at the rear, large kitchen/breakfast room with Rayburn cooker and a large conservatory at the rear, enjoying far reaching countryside views. The upper floors have eight bedrooms, seven of which are good size double rooms. Those at the front of the house enjoy distant views of the sea and the Castle.

Externally this property has off road parking for three cars and a garden to the rear. Properties of this size don't often come to market and early viewing is recommended.

Ref: C362

ACCOMMODATION

Any measurements are approximate

GROUND FLOOR

Hallway

with tessellated tiled flooring; feature coving to ceiling; night storage heater

Living Room

with large uPVC sliding sash window to front and window to rear; open fire with marble surround and timber mantle; built-in shelving with green slate cladding; exposed floor boards; night storage heaters; hatch to Utility at rear

Utility/Rear Hallway

with stainless steel sink in base unit; space and plumbing for washing machine; under-stair store; door to rear

Kitchen/Breakfast Room

Kitchen Area:
with 'Rayburn' stove (heating domestic hot water to ground and first floors); range of base units; 1.5 bowl stainless steel sink and drainer unit; integral electric double oven and hob with extractor over; space and plumbing for dishwasher; under counter fridge; built-in storage cupboards; tiled flooring; underfloor heating; double doors to Conservatory

Dining Area

with bay window to front; carpet flooring

Conservatory

with tiled flooring; 'French' doors opening to garden; underfloor heating; far reaching countryside views at rear

FIRST FLOOR

Split Level Landing

Bedroom 1 (Front)

with uPVC sliding sash window to front; exposed floorboards; pedestal wash hand basin

Bedroom 2 (Rear)

with countryside views to rear; carpet flooring; pedestal wash hand basin

Bedroom 3 / Sitting Room (Front)

with bay window to front with distant sea views; painted floor boards; night storage heater; pedestal wash hand basin

Bedroom 4 (Rear)

with built-in wardrobes; carpet flooring; pedestal wash hand basin

Bathroom

with coloured suite comprising bath with shower over; pedestal wash hand basin; bidet; WC; timber panelled walls

SECOND FLOOR

Landing

with loft access

Bedroom 5 (Front)

a dual aspect room with sea views; carpet flooring

Bedroom 6 (Rear)

with far reaching countryside views; carpet flooring

Bedroom 7 (Rear)

with far reaching countryside views; carpet flooring

Bedroom 8 (Front)

with distant sea views; carpet flooring

Bathroom

with roll top bath; pedestal wash hand basin; corner shower unit; low level WC; heated towel rail; built-in airing cupboard with hot water tank with immersion fitted; laminate flooring

EXTERNALLY

The property has access to the front door via a small yard. There is off road parking for three cars to side.

At the rear there is a lawned garden with range of mature trees and shrubs and far reaching countryside views.

SERVICES

Mains water, electricity and drainage. Oil fired range. Night storage heaters.

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band 'E'



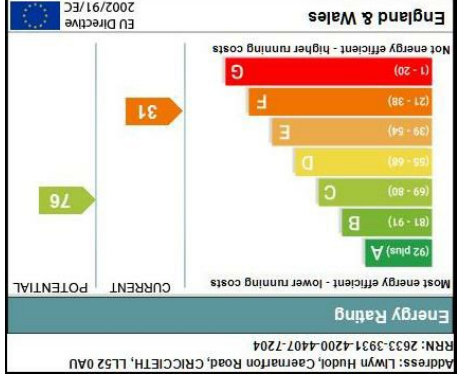


Tom Parry

01766 512505
tomparry.co.uk



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. Sundry ware 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. Reproduced under license from William Morris Energy Assessments. All rights reserved. Plan produced using Planip.