Criccieth Close

Guide Price £220,000 to £230,000

- Private Driveway Providing Off-Road Parking
- Convenient Downstairs W/C
- Modern and Well-Presented Throughout
- Ideal for First-Time Buyers and Investors
- Excellent Transport Links, Schools and Local Amenities Nearby

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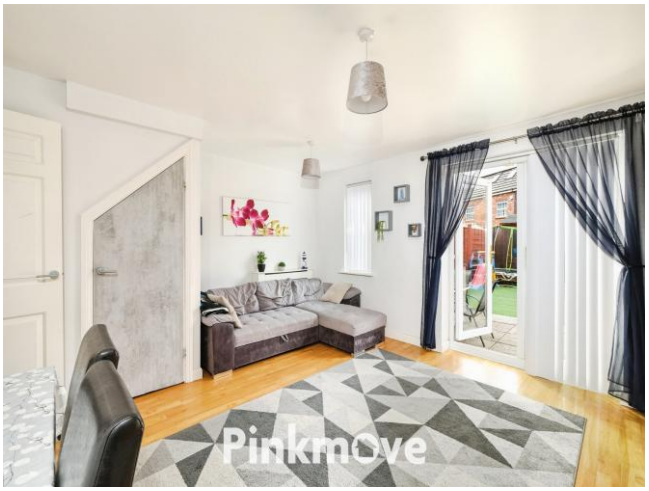
About the property



Perfectly suited to first-time buyers, growing families, or investors alike, this modern three-bedroom mid-terrace property offers comfortable and practical living accommodation in a highly convenient location. Well-presented throughout, the home combines contemporary features with functional living spaces, making it ready to move straight into.

The accommodation briefly comprises an inviting entrance hall, a spacious lounge ideal for relaxing and entertaining, a modern fitted kitchen with ample storage and workspace, and the added benefit of a convenient downstairs W/C. To the first floor are three well-proportioned bedrooms and a family bathroom serving the accommodation.

Externally, the property benefits from a driveway providing off-road parking, while the rear offers a private outdoor space perfect for families, pets, or outdoor dining.

Ideally positioned close to a range of local amenities, reputable schools, and excellent transport links, the property provides easy access for commuters while remaining conveniently located for everyday needs.

Offering modern living, practical accommodation, and an excellent location, this fantastic home presents an ideal opportunity for first-time buyers looking to step onto the property ladder or investors seeking a strong addition to their portfolio. Early viewing is highly recommended.

Accommodation

Kitchen
10' 6" x 8' 5" (3.20m x 2.57m)

Living Room
15' x 14' 8" (4.57m x 4.47m)

Wc

Store

Bedroom 1
12' 8" x 8' 5" (3.86m x 2.57m)

Bedroom 2
12' 7" x 8' 5" (3.84m x 2.57m)

Bedroom 3
9' 11" x 6' 5" (3.02m x 1.96m)

Shower Room

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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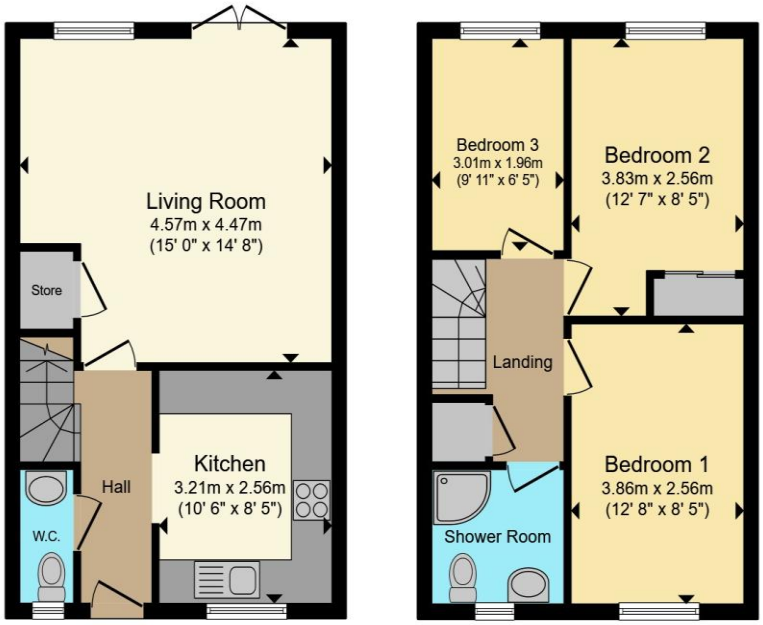
Floorplan



Ground Floor **First Floor**

Total floor area 71.9 sq.m. (774 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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