



Criccieth Close

guide price £230,000

- Guide Price £230,000 - £240,000
- 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
- EPC Rating: C



Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

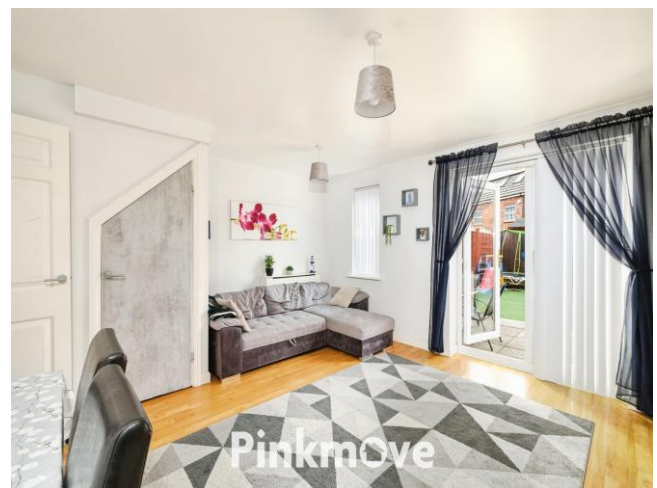
Perfectly suited to first-time buyers, growing families, or investors alike, this modern three-bedroom mid-terrace property offers comfortable and practical living accommodation in a highly convenient location. Well-presented throughout, the home combines contemporary features with functional living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

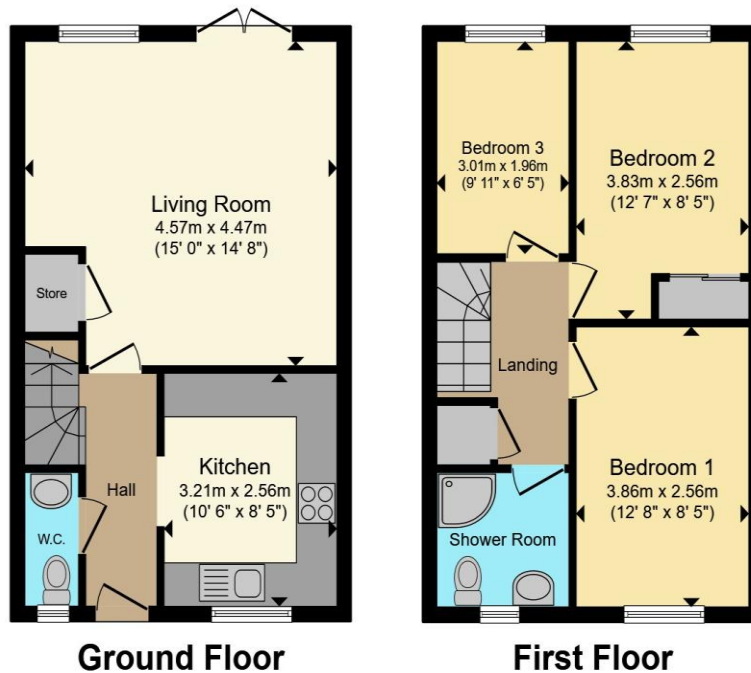
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



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.localagent.com

Pinkmove

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

