

# Tom Parry

Anneddle, Caernarfon Road, Criccieth, LL52 0AU

£350,000

# Anneddle Caernarfon Road, Criccieth, LL52 0AU

Nestled on Caernarfon Road in the charming town of Criccieth, this impressive three-storey semi-detached house offers a splendid blend of space and character. Built in 1900, the property boasts a generous 1,991 square feet of living space, making it an ideal family home or a lucrative investment opportunity.

With seven well-proportioned bedrooms, including a dedicated study, this residence provides ample room for both relaxation and productivity. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings with family, while the two bathrooms ensure convenience for all occupants.

One of the standout features of this property is the distant views of the sea and the historic castle, which can be enjoyed from various vantage points within the home. Additionally, the rear aspect offers a picturesque countryside view, creating a serene backdrop for daily life.

Situated just a short walk from the centre of Criccieth, residents will appreciate the convenience of local shops, cafes, and amenities, all within easy reach. This property presents a unique opportunity to own a piece of history in a desirable location, combining spacious living with stunning views and a vibrant community atmosphere. Don't miss the chance to make this remarkable house your new home.

**Our Ref: C439**

**ACCOMMODATION**
All measurements are approximate

**GROUND FLOOR**

**Entrance Hallway**
with feature tesselated floor tiles; door to rear hall and radiator

**Kitchen/Breakfast Room**

**Kitchen**
with a range of fitted base units sat beneath timber worktops; 'Rangemaster' cooker sat within feature brick arch; 'Belfast' style sink; integrated dishwasher; space for American style fridge freezer; built in cupboards and window over garden. Linked to:

**Sitting Room Area**
with deep bay window and feature brick arch over former fireplace

**Lounge/Diner**
with dual aspect including French doors onto garden; open fire set within tiled surround; two radiators and wood effect laminate flooring

**Rear Hallway**
with cloak storage and access to under stair cupboard

**Conservatory/Utility**
with sliding doors onto garden and space and plumbing for washing machine and tumble dryer

**FIRST FLOOR**

**Half Landing**

**WC**
with low level WC with space saving wash basin

**Landing**
with feature strippped floorboards and deep airing cupboard

**Bedroom 1**
with two windows to the front including deep bay window and both enjoying distant sea and Castle views; painted floorboards and radiator

**Bedroom 2**
with countryside views at the rear; stripped floorboards and radiator

**Bedroom 3**
with painted floorboards and radiator

**Bathroom**
with feature free standing bath tub; washbasin set on vanity unit; marble tiled shower; low level WC; original feature cast iron fireplace and two windows to the rear

**SECOND FLOOR**

**Landing**

**Bedroom 4**
with window to the front; access to attic and carpet flooring

**Bedroom 5**
with distant sea views and carpet flooring

**Bedroom 6**
with countryside views to the rear; electric radiator and carpet flooring

**Study**
with window to the front; stripped floorboards and distant sea views

**Bathroom**
with panelled bath; low level WC and wash basin

**Bedroom 7/Box Room**
with window to the rear and floorboards

**EXTERNALLY**
The property benefits from a terrace at the front of the house.

At the rear there is a garden with a timber decking area, lawn with mature fruit tree and shrubs and a timber shed.

**SERVICES**
All mains services

**MATERIAL INFORMATION**
Tenure: Freehold

Council Tax: Band E



















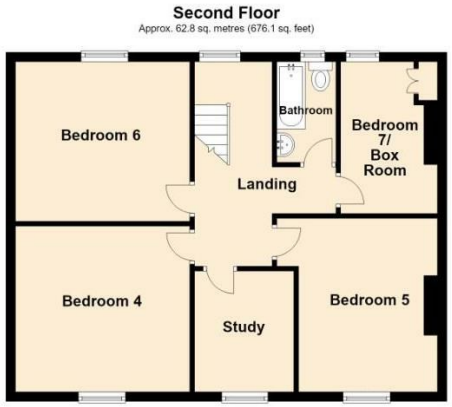





EPC Awaited

Total area: approx. 197.4 sq. metres (2125.1 sq. feet)

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.

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