



Tom Parry

Sibrwd Y Gwynt, Upper Morannedd, Criccieth, LL52 0PP

£375,000

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Tom Parry & Co are delighted to offer for sale this substantial dormer bungalow located on the popular and much sought after residential road of Upper Morannedd. Sibwrdd Y Gwynt occupies an elevated position commanding fantastic sea views.

The property would benefit from modernisation but has the potential to provide a substantial family home with 5/6 bedrooms, a large lounge/diner, conservatory, kitchen and utility. The property has the benefit of off road parking, a garage and sloping gardens to the back and side.

You really do have to see this property to appreciate its size and potential. Early viewing is recommended.

Our Ref: C352

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with wooden flooring and radiator

Lounge/Diner

with multi-aspect windows to the front, back and sides with sea views to the front; gas fire set in marble surround; two radiators and carpet

Conservatory

with tiled floor and French doors onto the patio

Kitchen

with a large picture window to the front with far reaching sea views; a range of built in wall and base units with worktop over; integrated fridge freezer; integrated dishwasher; large dresser unit; space for free standing electric oven/range and radiator

Utility

with range of built in units; space and plumbing for washing machine; built in airing cupboard; stainless steel sink and drainer; floor mounted Worcester boiler and door to rear

Bedroom 3 (Rear Middle)

with built in wardrobes, drawers and dressing table and radiator

En-Suite

with shower cubicle; pedestal wash basin and low level WC

Bedroom 4 (Front)

with sea views; carpet and radiator

Bedroom 5 (Rear Left)

with built in wardrobes and dressing table

Bathroom

with corner bath; separate shower cubicle; wash hand basin; low level WC and tiled walls and floor

FIRST FLOOR

Landing

with storage space and loft access

Bedroom 1

with 'Velux' rooflights; eaves storage; built in wardrobes; carpet & radiator

En-Suite

with shower cubicle; low level WC; wash basin set in vanity unit and heated towel rail

Through Room/Bedroom 6

accessed via bedroom 1; with large built in cupboard leading to eaves storage cupboard; 'Velux' rooflight and radiator

Bedroom 2

with built in eaves storage; 'Velux' rooflight; carpet and radiator

Bathroom

with corner bath; low level WC; pedestal wash basin; eaves storage and radiator

EXTERNALLY

The property is approached via a private gravelled driveway with a detached garage to the side.

There is a pathway to the perimeter of the property with a range of mature shrubs and plants, which banks up at the side with stunning sea and countryside views.

SERVICES

Mains electricity, water and drainage

MATERIAL INFORMATION

Tenure: Freehold
Council Tax: Band G





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01766 512505
tomparry.co.uk

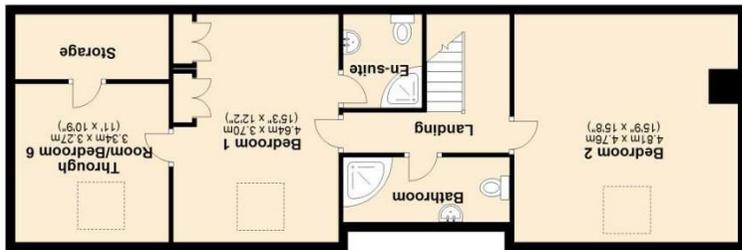


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working ability.

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

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First Floor



Ground Floor

