



Tom Parry

Bryn Haul, Lon Ednyfed, Criccieth, LL52 0LD

£399,950

Bryn Haul Lon Ednyfed, Criccieth, LL52 0LD

Tom Parry & Co are delighted to offer for sale this beautiful dormer bungalow situated on the popular Lon Ednyfed in Criccieth. 'Bryn Haul' presents an exceptional opportunity for those seeking a fantastic family home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living. The spacious reception room offers a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The property also features a detached garage, providing ample storage space or the potential for a workshop, catering to various lifestyle needs.

One of the standout features of this home is the far-reaching views of the sea and the historic castle, which can be enjoyed from various vantage points within the property. On a clear day you can see as far as the Pembrokeshire coast! These picturesque vistas create a serene backdrop, enhancing the overall appeal of this residence.

The combination of its prime location, spacious living areas, and stunning views makes this house a truly remarkable find.

Our Ref: C414

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with feature open tread stairs; cloak storage; timber flooring and radiator

Lounge/Diner

with 'L' shaped layout featuring 'French' doors to the side of the house giving access to the garden; large picture window to the front enjoying far reaching sea and Castle views; open fire set within green slate clad fireplace and parquet flooring

Front Bedroom 3

with deep bay window enjoying stunning views; built in cupboards; timber flooring and radiator

Kitchen

with a range of fitted wall and base units; stainless steel sink and drainer; wall mounted 'Worcester' boiler; integrated electric oven & grill with gas hob; space for under counter fridge; space and plumbing for dishwasher and tiled floor

Rear Porch

with access to the front and the rear

Shower Room

with low level WC; shower cubicle; pedestal wash basin and heated towel rail

Utility Room

with space and plumbing for washing machine and tumble dryer; inset ceramic sink in worktop and built in storage

FIRST FLOOR

Landing

with airing cupboard housing built in shelving and loft access

Bedroom 1

with dual aspect windows enjoying far reaching views; built in storage and wash basin set in vanity

Bedroom 2

with dual aspect windows enjoying far reaching views; built in storage and wash basin set in vanity

Bathroom

with panelled bath with shower over; pedestal wash basin; low level WC; radiator and heated towel rail

EXTERNALLY

The property is accessed at the front via a private adopted road which leads to a gated entrance within a hedgerow. There are steps up to the house through a tiered garden with a vast array of mature shrubs and plants, as well as a summer house.

There is a small patio and storage shed to the side of the house and the rear is tiered further, stepping up to shared steps to the garage and parking area. The central garage belongs to Bryn Haul.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold, main residence

Council Tax: Band E





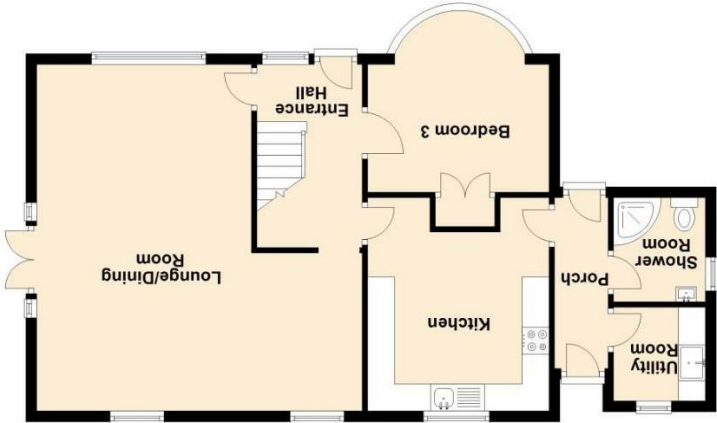


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

