

# Tudor

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chartered surveyors | estate agents | property managers



## Glasfryn, Y Maes, Criccieth, LL52 0AE

**£450,000**

- Substantial Inner Terrace Residence
- Spectacular Views
- 3 Receptions & 9 Bedrooms
- Elevated Position
- Views of the Green & Castle
- Convenient for High Street & Shops



# Glasfryn Y Maes, Criccieth, LL52 0AE

Tudor Estate Agents & Chartered Surveyors are delighted to offer this substantial townhouse residence for sale in a convenient town centre location with spectacular views towards the Castle and Cardigan Bay with Snowdonia and the mountains of mid-wales in the distance. Glasfryn is only a short walk from the High Street.

Criccieth is a popular seaside town on the south side of the glorious Llyn Peninsula offering a great choice of amenities including beach, golf course, shops, cafes, pubs & restaurants.

The spacious accommodation is in good decorative condition, has the benefit of double glazing and gas central heating throughout and briefly comprises of the following: Porch. Hall. Lounge. Dining room. Utility. Breakfast room (with secondary staircase to first floor).

Kitchen. On the first floor: Four bedrooms. Bathroom. Airing/storage room. Toilet. On the second floor: Five bedrooms. Toilet.

Rear terraced garden. Street parking.

Inspection Highly Recommended

## GROUND FLOOR

### Porch

### Entrance Hallway

Radiator. Stairs to first floor.

### Lounge 14'6 x 17'1 (4.42m x 5.21m)

Maximum measurements to bay window with views over the green towards the Castle. Feature fireplace with living flame gas fire. Radiator. Double doors (glazed) to:

### Dining Room 13'6 x 11'6 (4.11m x 3.51m)

Radiator.

### Utility Room 9'6 x 8'5 (2.90m x 2.57m)

Low level w.c. Gas boiler for central heating and hot water. Plumbing for washing machine.

### Breakfast Room 13'8 x 14'6 (4.17m x 4.42m)

Two radiators. Secondary staircase to first floor. Opening to:

### Kitchen 13'9 x 8'10 (4.19m x 2.69m)

Kitchen units incorporating single drainer one and a half bowl stainless steel sink unit with mixer tap. Integral dishwasher. Refrigerator. Cooker and gas hobs with extractor hood over. Outside door.

## FIRST FLOOR

### Landing

Radiator.

### Rear Bedroom 13'9 x 9'1 (4.19m x 2.77m)

Radiator.

### Bathroom 10'3 x 13'3 (3.12m x 4.04m)

Spacious bathroom with bath. Shower cubicle. Radiator/towel warmer. Range of cupboards incorporating washbasin and low level w.c.

### Walk-In Airing Cupboard/Stores 9'6 x 5'2 (2.90m x 1.57m)

With pre-lagged cylinder.



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# Glasfryn Y Maes, Criccieth, LL52 0AE

## Toilet

Low level w.c. Washbasin. Radiator.

## Bedroom 13'7 x 11'9 (4.14m x 3.58m)

Radiator.

## Front Bedroom 12'6 x 17'4 (3.81m x 5.28m)

Maximum measurements to bay window with spectacular views of the Castle. Feature fireplace. (Now used as a games room).

## Front Bedroom 8'1 x 9'5 (2.46m x 2.87m)

Maximum measurements to recess. Radiator. Views of the Castle.

## SECOND FLOOR

### Landing

## Rear Bedroom 13'9 x 9'11 (4.19m x 3.02m)

## Bedroom 9'7 x 11'4 (2.92m x 3.45m)

## Toilet

Low level w.c. Pedestal washbasin.

## Bedroom 13'7 x 11'7 (4.14m x 3.53m)

## Bedroom 11'7 x 17'6 (3.53m x 5.33m)

Views over the green and of the Castle.

## Bedroom 7'10 x 9'9 (2.39m x 2.97m)

Views over the green and of the Castle.

## OUTSIDE

Rear paved garden with steps up from the rear yard. Garden shed. Foot access to the rear.

## SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is freehold with vacant possession available on completion.



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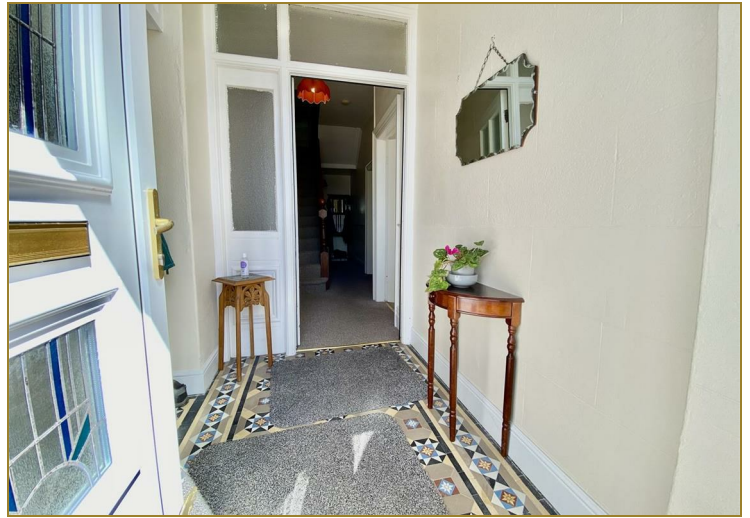
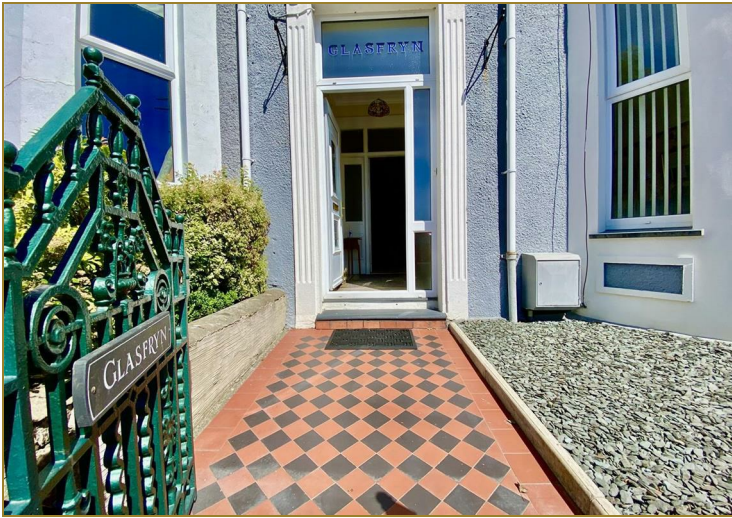
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# Glasfryn Y Maes, Criccieth, LL52 0AE



From the green in the centre of Criccieth, proceed up the hill B4411 to Caernarfon. Take the second turning on the left and Glasfryn is then on the right facing southwards overlooking the green. SH 498-383. Sat Nav Ref LL52 0AE.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Worst	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Worst
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating: 78 (Current), 57 (Worst)

Environmental Impact (CO<sub>2</sub>) Rating: 78 (Current), 57 (Worst)



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