

# Tom Parry



**20 Gwaen Ganol, Criccieth, LL52 0TB**

**£215,000**

- Fantastic three bedroom property
  - Detached garage
  - Garden to three sides
- Some modernisation potential
  - No onward chain
  - Distant sea views



Tom Parry & Co are delighted to offer for sale this fantastic end of terrace three bedroomed property, on the popular residential estate of Gwaen Ganol in Criccieth.

Whilst the property would benefit from some cosmetic upgrade, it offers a fantastic canvas for creating your perfect home. To the ground floor, the lounge diner is a good size and the kitchen opens to a lean-to green house at the rear - ideal for those with green fingers! In addition, there is plentiful storage including a large ground floor utility cupboard and also a downstairs washroom. To the first floor there are three good sized bedrooms and a family bathroom.

Externally there is a garden at the rear laid to patio with a timber storage shed to the side and also a garage within a shared garage block at the rear. The property also includes a patch of lawn to the side of the house and terraced patio to the front.

The property offers distant sea views and views of the historic Criccieth Castle from the first floor and is located ideal for the newly built local primary school, beach and other amenities that Criccieth has to offer. Early viewing is recommended.

**Our Ref: C420**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Hallway**

with cloak storage area; under stair storage cupboard; carpet flooring and radiator

**Kitchen**

with a range of fitted wall and base units; stainless steel sink and drainer; fridge freezer; washing machine; space for free standing double oven; space for small table and door to the rear with greenhouse style porch

**Lounge/Diner**

with dual aspect windows; log burner effect fire in timber surround; carpet flooring and two radiators

**Utility Cupboard**

with fitted base units and floor mounted boiler

**Washroom**

with low level WC & wash hand basin

**FIRST FLOOR**

**Landing**

with drop down hatch to attic space with fitted ladders and large laundry cupboard

**Bedroom 1**

with distant sea & castle views; built in wardrobes; carpet flooring and radiator

**Bedroom 2**

with distant sea & castle views; built in wardrobes; carpet flooring and radiator

**Bedroom 3**

with built in cupboard; carpet flooring and radiator

**Bathroom**

with large shower cubicle; low level WC; pedestal wash basin and radiator

**EXTERNALLY**

The property has level and stepped access to the front of the house, with mature flower beds to the side of the steps and a concrete patio to the front.

At the rear there is a garden laid to concrete flag stones, timber storage shed and gated access at the rear. There is also a patch of lawn to the side of the house (please see title plan).

Detached garage at the rear within garage block.

**SERVICES**

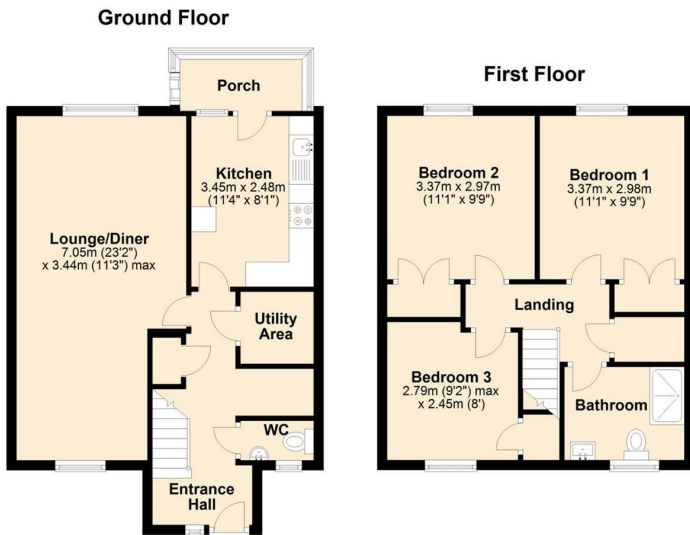
All mains services

**MATERIAL INFORMATION**

Tenure: Freehold

Council Tax: Band D

Note: property is currently going through probate



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.



**Tom Parry**

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