

Tom Parry

Arfor Villa, Caernarfon Road, Criccieth, LL52 0AS

£395,500

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Tom Parry & Co are delighted to offer for sale this beautifully refurbished house, in the popular seaside town of Criccieth. The property offers a perfect blend of modern comfort and traditional charm. Spanning an impressive 1,582 square feet, the property boasts five spacious bedrooms, making it an ideal family home or a delightful retreat for those seeking ample living space.

One of the standout features of this property is the private gardens, which offer a serene outdoor space for relaxation and recreation. The gardens provide a picturesque countryside outlook to the rear, allowing you to enjoy the beauty of nature right at your doorstep. Additionally, you can relish distant sea views, adding a touch of tranquillity to your daily life.

In summary, this exquisite house on Caernarfon Road is a rare find, combining spacious living, stunning views, and a prime location in the heart of Criccieth. It is a must-see for anyone looking to embrace a lifestyle of comfort and elegance in this beautiful part of Wales.

Our Ref: C406

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Hallway
With feature tessellated minton floor tiles; under stair storage cupboard and large walk in storage room at the rear, with fitted cupboards.

Living Room/Sitting Room
this double room has been separated by an archway creating two fantastic seating areas. The front room has a deep bay window creating a light and airy room. Whilst both fireplaces have been removed, they have been converted to beautiful decorative alcoves that compliment the original features of the room including decorative alcoving

Kitchen/Breakfast room
This L-shaped room conveniently separates the kitchen and seating areas. The well equipped kitchen includes a range of fitted wall and base units; integrated washing machine, dishwasher, induction hob and double oven and granite worktops and drainer over an under counter one and a half bowl ceramic sink.

The seating area is dual aspect with 'French' doors onto the front patio and the rear garden.

Utility Room
Featuring a range of fitted wall and base units; space for tumble dryer; wall mounted 'Worcester' boiler; space for under counter fridge or freezer; door to rear garden and heated towel rail

Washroom
With high cistern WC; wash basin set in vanity and panelled walls

FIRST FLOOR

Landing

Bedroom 1
With 'French' doors opening onto a private balcony with artificial grass covering and glass balustrading to enjoy views over the garden and countryside beyond and carpet flooring

Bedroom 2/Sitting Room
Currently used a sitting room this large room has the benefit two windows including a deep bay to the front, which enjoys dual aspect distant sea and castle views; the windows make a fantastic light and airy room; gas fire set in tiled surround and carpet flooring

Bathroom
With roll top bath; low level WC; pedestal wash basin; large shower cubicle; partially tiled walls and 'Victorian' style radiator - dual aspect

SECOND FLOOR

Landing
with drop down hatch and ladder to loft; loft is boarded & has light within; storage cupboard to the side.

Bedroom 3
With distant sea views and carpet flooring

Bedroom 4
With countryside views to the rear and carpet flooring

Bedroom 5/Study
With wood effect vinyl flooring

EXTERNALLY
The property is accessed via a gated pathway to the front door, with a mature garden to the side of the path.

There is a private gated driveway to the side of the house, which currently has room for a single vehicle as a shed has been erected on the driveway. The vendors would be happy to remove the shed should a second space be required.

To the side of the driveway there is a fantastic covered patio area, ideal for enjoying the garden even when the weather does not permit! At the rear there is a stunning garden with fishpond with a waterfall feature and a natural well to the side. There is a large summer house with light and power connected and also two timber sheds.

SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold - Main Residence

Council Tax: Band D



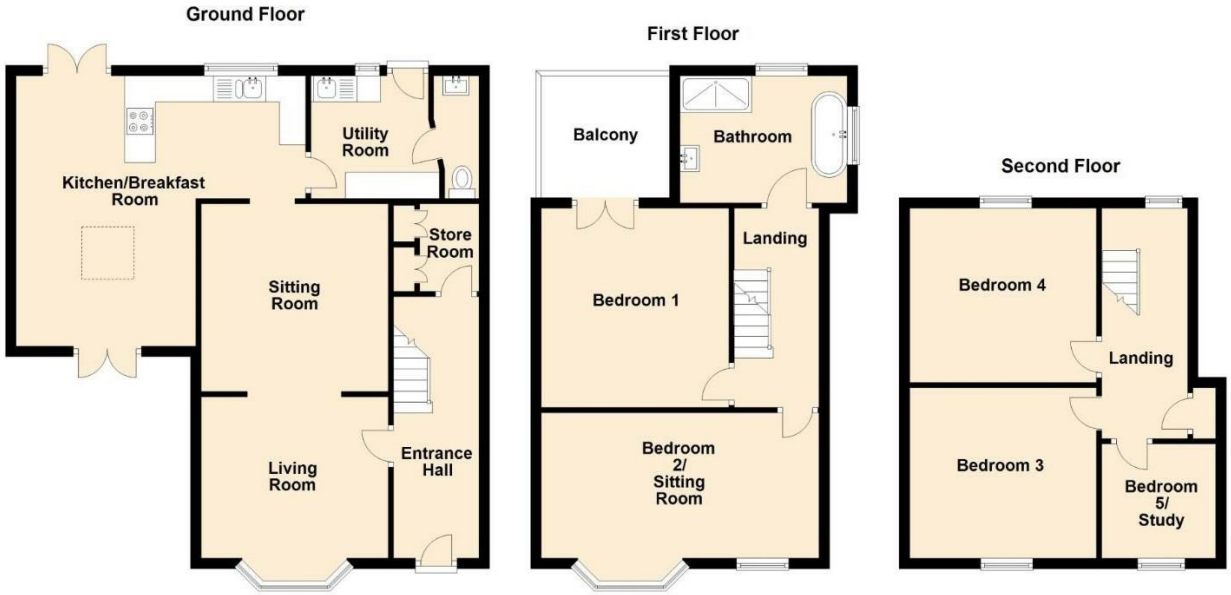














NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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