

- 5 BEDROOMS
- LARGE GARAGE
- TASTEFULLY MODERNISED
- SEA AND MOUNTAIN VIEWS
- CLOSE TO BEACH AND TOWN CENTRE
- SEVERAL ORIGINAL FEATURES



## 2 Tanygrisiau Terrace

Criccieth, LL52 0DL

Asking Price £375,000



Bob Parry is delighted to present to you this superb three storey, five bedroomed town house in the well sought after town of Criccieth. Within 200 yards of the beach, station, castle and shopping. The property has been tastefully modernised whilst still keeping many of its original features. It boasts of sea and mountain views and large garage. It has mains gas central heating as well as a cosy woodburner in the lounge. Fully double glazed windows



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Ground Floor

Entrance Porch

Inner door. Beautiful classic mosaic flooring. Hallway with doors leading to lounge, diner and kitchen. Carpeted stairs to first floor landing.

Lounge

Glass door leading to spacious lounge with excellent views. Logburner in classic fireplace with wooden surround. uPVC double glazed bay window. Radiator.

Diner

Wood flooring. uPVC double glazed window showing rear courtyard. Radiator.

Cloakroom

White low level WC, pedestal wash hand basin with stainless steel mixer tap. Gas boiler. Porcelain tiled floor, Radiator. Sash frosted glazed window.

Kitchen

Ample modern wall and floor units with contrasting gloss black worktop and tiled splashback. Pan drawers. Plate shelf. Built in dishwasher. Space for large gas cooker in chimney breast recess. Wood flooring. Original alcove cupboard. Radiator. Vinyl flooring.

Utility Room

Beyond the kitchen you will find a separate utility room with space for washing machine and tumble dryer and/or dishwasher as well as ample wall and base units and useful worktops. Tiled splashback and circular stainless steel sink with mixer tap. uPVC double glazed door to rear courtyard. Storage cupboard. Space for large fridge/freezer. Vinyl flooring and radiator.

First Floor

Carpeted landing with doors leading to bedrooms one, two, three and bathroom. Loft access hatch. Radiator. Stair to second floor landing. Radiator.

Family Bathroom

White bathroom suite including panel bath, low level WC and wash hand basin. Separate large shower unit with tiled wall. Original wood flooring. White heated towel rail.

Bedroom One

Large double bedroom with outstanding views over the bay and mountains beyond. Carpeted flooring. uPVC double glazed window.

Bedroom Two

Rear double bedroom currently used as an office. uPVC double glazed window. Carpeted flooring. Radiator.

Bedroom Three

Double bedroom with uPVC double glazed window looking over the rear courtyard. Carpeted flooring. Pedestal wash hand basin Radiator.

Second Floor

Spacious carpeted landing. Skylight to rear

Bedroom Four

Large double bedroom with outstanding views. uPVC double glazed window. Carpeted flooring. Radiator.

Bedroom Five

Large double bedroom with outstanding views. uPVC double glazed window. Carpeted flooring. Radiator.

Walk-in Closet

Velux window. Original wood flooring.

Outside

Large garage, Rear access. Sitting area. Front Garden with spectacular views

Agents Notes

Full fibre broadband available dependent on your contract with your supplier. Council Tax band E. EPC to be determined.

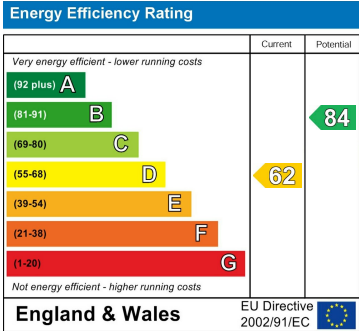
Area Map



Floor Plans



Energy Efficiency Graph



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