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Swn Yr Afon, Llanystumdwy, Criccieth, Gwynedd LL52 0SL

Asking Price: £495,000

EPC Rating: E

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Summary

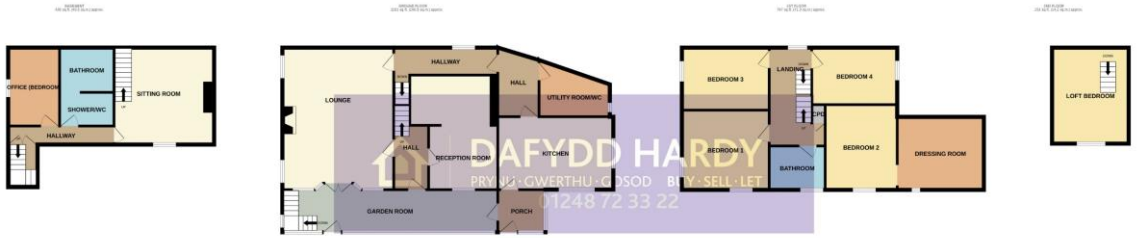
Situated in the centre of the historic village of Llanystumdwy overlooking the river Dwyfor is this most substantial End Terrace Period Residence, offering picture postcard views, generous and versatile accommodation, perfectly suited for a growing family with a few welcome surprises. The position affords a pleasing westerly aspect, thereby benefiting from any afternoon sunshine, as does the garden which provides a degree of privacy from the roadside. The property offers much charm and character yet has been sympathetically modernised in all the essential areas. The lounge is a particularly generous room with a feature open fireplace and two striking windows to either side of the fireplace. The modern kitchen is spacious too and complemented by a dedicated utility room with additional WC. 4 double bedrooms reside on the first floor served by a modern family bathroom and there's a further attic bedroom which provides additional storage to the eaves. A real surprise is the basement which consists of a further sitting room, office (bedroom if so desired) and bathroom/shower room. Externally, the garden to the front provides decked seating areas and gravelled areas together with a few mature trees and shrubs. There's also a series of timber sheds, one of which has been made into a garden bar/recreation room. The property is predominantly uPVC double glazed and is served by gas central heating. Llanystumdwy is a picturesque village situated a short distance from the coast, between the towns of Criccieth and Pwllheli, the village has plenty of amenities to include, stunning scenic walks along the river, a local primary school, a community pub, a community hall which also offers entertainment and various classes, a small community run shop, children's playground and the popular rabbit farm.

Llanystumdwy is a small village located just a short distance from the coast of the Llyn Peninsula. The village is renowned for being the birthplace and home of the former Prime Minister Lloyd George. The nearby resort town of Criccieth with its castle perched high above the town and beaches on either side is located some 2 miles distant. Criccieth town has a range of amenities including fine eateries, a bowling green, golf course and launching facilities for boating and sailing enthusiasts. Access to the coastal towns of Pwllheli and Porthmadog is easy with the excellent road network.

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog. Shortly after passing through the village of Bryncir, take the next turning on your right onto the B4411 signposted Criccieth. Proceed through Rhoslan, taking the turning on your right shortly thereafter signposted Llanystumdwy. On reaching the 'T' junction, turn left and proceed into the village and over the bridge where you'll see the property on your left hand side.

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TOTAL FLOOR AREA : 2507 sq.ft. (232.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band E.

Energy Performance Rating

The property has the following EPC rating: E. See EPC report for full information.













Porch	*2.08m x 1.87m (6'10" x 6'2")*
Garden Room	*10.29m x 1.83m (33'9" x 6')*
Lounge	*4.89m x 6.30m (16'1" x 20'8")*
Reception Room	*3.57m x 4.96m (11'9" x 16'3") Max*
Kitchen	*5.07m x 3.21m (16'8" x 10'6")*
Hall	
Utility Room/WC	*3.11m x 2.51m (10'2" x 8'3") Max: irregular shape.*
Landing	
Bedroom 1	*3.81m x 3.49m (12'6" x 11'5")*
Bedroom 2	*3.16m x 3.68m (10'4" x 12'1")*
Walk-in Wardrobe/Storage	*3.81m x 3.24m (12'6" x 10'8") Part restricted headroom.*
Bedroom 3	*3.87m x 2.82m (12'8" x 9'3")*
Bedroom 4	*3.70m x 2.58m (12'2" x 8'6")*
Bathroom	
Attic Bedroom	*3.37m x 4.20m (11'1" x 13'9") Max: part restricted headroom.*
Basement	
Sitting Room	*4.40m x 4.16m (14'5" x 13'8") Max*
Office	*2.26m x 3.44m (7'5" x 11'3")*
Bathroom/Shower Room	

- Substantial End Terrace Period Residence
- Full Of Character Yet Sympathetically Modernised
- 5 Bedrooms, Bathroom, Bath/Shower Room & WC
- Sizeable Lounge With Feature Open Fireplace
- 33’ Garden Room, Spacious Kitchen & Useful Utility
- Generous Basement Accommodation Offering Versatility
- Predominantly uPVC Double Glazed & Gas Central Heating
- Low Maintenance Garden With Sheds & Bar
- Central Village Setting Situated Close To The Coast
- Convenient For Pwllheli, Porthmadog & Caernarfon

Agents Note:

There is a hardstanding located along the north elevation which has a dropped kerb and would be suitable for parking purposes, however, this is not included on the Title Deed. Prospective purchasers will need to make their own legal enquiries. The property resides within a designated conservation area.






Disclaimer

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