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**Anedd Wen, Wellington Terrace, Criccieth, Gwynedd LL52 0DB**

Asking Price: £280,000

EPC Rating: E

# Anedd Wen, Wellington Terrace, Criccieth, Gwynedd LL52 0DB

## Summary

A substantial and accommodating 3 Storey Semi Detached Period Residence situated in a highly convenient central position within the popular seaside village of Criccieth, being just a short stroll away from the beach and village amenities – a fabulous opportunity if you are looking for a spacious family home near the sea! The property enjoys an open easterly aspect with far reaching sea and distant mountain views, something which can be appreciated all the more so from the upper levels. The interior still retains some of its originality with deep bay windows, high coved ceilings and picture rails. There are 2 good sized reception rooms, the lounge having a real flame gas fire, there's ample dining space and a decent sized breakfast kitchen. 2 large bedrooms reside on the first floor served by a fully tiled 3 piece suite bathroom with shower over bath with an additional 2 bedrooms on the floor above plus a useful study and spacious WC (this could easily be made into a bathroom if so desired). Externally, to the front is a raised forecourt whilst to the rear is a yard/seating area with steps leading up to a lawned garden. Here also you'll find a useful Detached Garage* (see Agents Note below). The property comes fitted with uPVC double glazing and gas central heating (excludes the bedrooms on the uppermost floor).

The historic village of Criccieth is situated on the beautiful southern coast of the Llyn Peninsula, offering exceptional coastal scenery - sandy beaches, a rugged coastline and a dramatic backdrop with the Eryri mountain range in the distance. The proximity of the sea means that there is the possibility to enjoy water sports, sailing, fishing, walks or even a paddle. Dolphins also frequent this coastline. The village offers a good range of amenities including shops, post office, restaurants and pubs, a golf course and essential seaside fish & chips and ice cream parlour. The main shopping town on the peninsula is the market town of Pwllheli, some 8 miles away, which is reached by the main A497 thoroughfare and has a large marina, a good range of shops, schools and rail links.

## Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog turning right for Criccieth along the B4411 just after the village of Bryncir. Follow the road into the centre of Criccieth (the junction with the A497), proceed straight over and continue over the railway track, bearing right onto Tanygrisiau Terrace for approximately 100 yards where you'll find the property located on your right hand side.

**https://what3words.com/credit.point.screen**




## Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

## 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.













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|---|---|
| **Porch** | |
| **Entrance Hall** | |
| **Lounge** | *4.31m x 4.62m (14'2" x 15'2") Max: into bay.* |
| **Sitting/Dining Room** | *6.09m x 3.77m (20' x 12'4") Max* |
| **Kitchen** | *3.13m x 4.83m (10'3" x 15'10") Max* |
| **Landing** | |
| **Bedroom 1** | *4.17m x 4.81m (13'8" x 15'9") Max: into bay.* |
| **Bedroom 2** | *3.70m x 3.56m (12'2" x 11'8")* |
| **Bathroom** | *2.20m x 2.29m (7'3" x 7'6")* |
| **2nd Floor Landing** | |
| **Bedroom 3** | *3.57m x 3.71m (11'9" x 12'2")* |
| **Bedroom 4** | *3.63m x 3.87m (11'11" x 12'8")* |
| **Study** | *2.35m x 2.13m (7'9" x 7')* |
| **WC** | *2.29m x 2.36m (7'6" x 7'9")* |

**Agents Note**

*To the side is a shared accessway to the garage and for the dwellings located to the rear. This route is not wide enough for the passage of a vehicle.*

- Generous Semi Detached Period Residence
- Accommodation Laid Across 3 Floors
- 4 Bedrooms, Study, Bathroom & WC
- 2 Spacious Reception Rooms & Kitchen
- uPVC Double Glazing & Gas Central Heating
- Superb Aspect With Far Reaching Sea Views
- Manageable Garden & Useful Garage
- Will Require Much Modernising Work
- Definite Advantage Of No Onward Chain
- Close To Amenities, Castle & Scenic Seafront






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