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1 Antipodes Terrace, Criccieth, Gwynedd, LL52 0BE

Asking Price: £269,000

EPC Rating: D

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Summary

Positioned at the end of a traditional terrace of stone cottages, on the outskirts of the beautiful coastal village of Criccieth, this extended family home offers a pleasant blend of original features and modern fittings. The well presented accommodation briefly consists of a comfortable Lounge that features a solid wood floor and a small inglenook fireplace with a cast iron log burner that sits neatly upon a slate hearth.To the side of the Lounge is a stylish Kitchen /Diner that is fitted with a ceramic tiled floor and a range of modern, high quality, dark blue coloured base and wall units, topped with a light composite stone work surface. The Kitchen also has an eye level electric oven and microwave as well as an induction hob and a pair of patio doors that open into the rear garden. Completing the ground floor is a spacious Utility Room with a washing machine connection, a Wc and plenty of storage space. Upstairs off a central Landing are 3 Bedrooms, made up of 2 Double Bedrooms and a smaller single Bedroom. The very generous size Master Bedroom has a dual aspect and features a pointed stone wall. All are served by well appointed Bathroom that boasts a white Bath suite with a separate Shower Unit. The property has a gas Central Heating system as well as uPVC Double Glazing to keep you warm during those colder months. Outside to the side of the house is a gravelled off road parking area for 2 vehicles, whilst to the rear is an impressive split level garden with a level lawn with a stone flagged patio where you can entertain your family friends whilst the children can play in their own enclosed play area. So if you are looking for a family home with a great outdoor space, then we highly recommend you book a viewing soon.

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog and shortly after the village of Bryncir, turn right onto the B4411 sign posted for Criccieth. Pass through the village of Rhoslan and continue along this road. Just as you enter the village of Criccieth, pass the housing estate on your right and Antipodes Terrace will be on your left.
What3words reference…slightly.edge.forklift



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.
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 C.

Energy Performance Rating

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













Utility Room	*3.96m x 2.44m (13' x 8') Max*
WC	
Lounge	*3.96m x 4.06m (13' x 13'4") Max*
Kitchen/Diner	*3.99m x 4.06m (13'1" x 13'4")*
Landing	
Bedroom 1	*3.9m x 4.06m (12'10" x 13'4")*
Bedroom 2	*3.96m x 2.44m (13' x 8')*
Bedroom 3	*3.96m x 1.87m (13' x 6'2")*
Bathroom	*2.19m x 2.19m (7'2" x 7'2")*

- Extended End Of Terrace Family Home
- Beautifully Appointed Throughout
- Comfortable Lounge With A Wood Burner
- Modern Fully Fitted Kitchen/Diner
- 3 Bedrooms
- Stylish Bathroom With A Separate Shower
- Spacious Utility Room
- Off Road Parking To The Side x 2
- Gas Central Heating System & uPVC Double Glazing
- Amazing Split Level Garden






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