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Nant Onnen, Pentrefelin, Criccieth, Gwynedd, LL52 0PU

Asking Price: £295,000

EPC Rating: C

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Summary

Just a short distance from the popular seaside village of Criccieth, Nant Onnen lies in an idyllic location within the rural village of Pentrefelin. Set back from the roadside this surprisingly spacious detached bungalow has no onward chain and is ready for you to move straight into. The well proportioned accommodation briefly consists of a welcoming conservatory style porch that leads into an "L" shaped inner hall with all the rooms leading off it. The light and spacious lounge has a rear aspect, overlooking the rear garden and is fitted with a real flame gas fire and sliding patio doors to the decked seating area. Off the lounge is an extensive kitchen/diner that is fitted with laminated wood floor and a range of wooden base and wall units, topped with a contrasting black work surface that also incorporates a large breakfast bar. The kitchen is also equipped with an electric oven and a gas hob. Further along the hallway are 3 double bedrooms, one with an en-suite wc. All are served by a part tiled shower room that has a white wc suite and a quadrant shower unit. The property has a mains gas central heating system as well as wooden framed double glazed windows. Outside at the front of the property is a gravel garden with several wooden garden sheds and a spacious driveway for up to 3 vehicles. To the rear, bordered by a small stream, is an enclosed patio garden with a wooden deck seating area. We highly recommend you book a viewing soon to fully appreciate this delightful bungalow.

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. Shortly after entering the village of Criccieth turn left. After a couple of miles and having passed Plasgwyn, take the third exit on the left that runs by the side of the old post office. The property is the second gate along on the left just before the church vestry on the right.



While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Information is provided for guidance only. The plan is for guidance only and should not be used as a basis for any decision. The plan is for guidance only and should not be used as a basis for any decision. The plan is for guidance only and should not be used as a basis for any decision.

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: C. See EPC report for full information.



Conservatory	2.90m x 2.90m (9'6" x 9'6")
Hall	
Lounge	4.84m x 3.64m (15'11" x 11'11") <i>max dimensions</i>
Kitchen/Diner	6.79m x 3.00m (22'3" x 9'10") <i>max dimensions</i>
Bedroom 1	2.79m x 5.02m (9'2" x 16'6") <i>max dimensions</i>
En-Suite	1.75m x 1.84m (5'9" x 6') <i>max dimensions</i>
Bedroom 2	2.79m x 3.64m (9'2" x 11'11")
Bedroom 3	3.60m x 2.51m (11'10" x 8'3")
Shower Room	1.75m x 2.35m (5'9" x 7'9")

- Spacious Detached Bungalow
- Generous Size Lounge
- Large Kitchen / Diner
- 3 Double Bedrooms
- Modern Shower Room & En Suite Wc
- Mains Gas Central Heating
- Double Glazing
- Enclosed Patio Garden
- Off Road Parking
- Viewing Essential



Disclaimer

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