



DAFYDD HARDY

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2 Tanygrisiau, Criccieth, Gwynedd LL52 0DL

Asking Price: £385,000

EPC Rating: D

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Summary

A handsome and decidedly spacious 3 Storey Mid Terrace Period Residence situated within the historic coastal Town of Criccieth, enjoying enviable sea, coastal and mountain views and all the more so from the upper levels whilst being easy within walking distance of the scenic seafront, local amenities and dramatic cliff top castle. The property retains many of its original features, foremost of which is the Minton tiled floor to the entrance hall as well as bay windows and some coved ceilings. The accommodation offers a lounge with inset wood burning stove, there's a dedicated dining room, a spacious kitchen/breakfast room and the practicalities of a utility room. There's also the convenience of a modern WC off the hallway. 3 Bedrooms reside on the first floor served by a modern 3 piece suite bathroom with separate shower. The main bedroom is noted for its generous proportions. A further 2 bedrooms can be found on the second floor together with a useful walk-in wardrobe. Externally, to the front is an enclosed forecourt garden with a gravelled seating area and decorative tiled pathway leading to the front door. To the rear is an enclosed courtyard with steps leading up to a spacious Detached Garage. The property comes fitted with uPVC double glazing (with the exception of the windows to the bathroom and WC) and gas central heating.

The historic town of Criccieth is situated on the beautiful southern coast of the Llyn Peninsula, offering some exceptional coastal scenery - sandy beaches, a rugged coastline and a dramatic backdrop with the Eryri/Snowdonia mountain range in the distance. The town offers a good range of amenities including numerous shops, post office, restaurants and pubs, a pitch and putt golf course and essential seaside fish & chips and ice cream parlour. The main shopping town on the peninsula is the market town of Pwllheli which lies some 9 miles distant, 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. On reaching Criccieth (at the junction with the A497), proceed straight ahead and continue over the railway track, bearing right and onwards for approximately 150 yards where you'll find the property on your right hand side, the second house along within the terrace.

<https://what3words.com/field.enveloped.recliner>



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: D. See EPC report for full information.



Entrance Hall**WC****Lounge****Dining Room****Kitchen/Breakfast Room****Utility Room****Landing****Bedroom 1****Bedroom 2****Bedroom 3 (Study)****Bathroom****2nd Floor Landing****Bedroom 4****Bedroom 5****Walk-in Wardrobe****Garage**

4.10m x 4.35m (13'5" x 14'3") *Max: into bay.*

3.65m x 3.19m (12' x 10'6")

3.43m x 3.38m (11'3" x 11'1")

3.70m x 1.96m (12'2" x 6'5") *Max dimensions.*

5.61m x 4.37m (18'5" x 14'4") *Max: into bay.*

3.65m x 3.20m (12' x 10'6")

3.47m x 2.95m (11'5" x 9'8")

2.47m x 2.45m (8'1" x 8')

3.63m x 3.48m (11'11" x 11'5") *Max dimensions.*

3.64m x 3.22m (11'11" x 10'7") *Max dimensions.*

1.82m x 2.47m (6' x 8'1")

3.62m x 4.92m (11'11" x 16'2")

- 3 Storey Mid Terrace Period Residence
- Excellently Presented Accommodation Throughout
- 5 Bedrooms, Family Bathroom & Additional WC
- Lounge, Dining Room, Breakfast Kitchen & Utility
- uPVC double Glazing & Gas Central Heating
- Splendid Sea, Coastal & Mountain Views
- Forecourt, Rear Patio & Spacious Detached Garage
- Within Walking Distance Of Scenic Seafront & Shops
- Beautiful Location On The Llyn Peninsula
- Viewing Essential To Fully Appreciate

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