DAFYDD HARDY
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Cefn Cwrt, Criccieth, Gwynedd LL52 0DA

Asking Price: £299,950

EPC Rating: E

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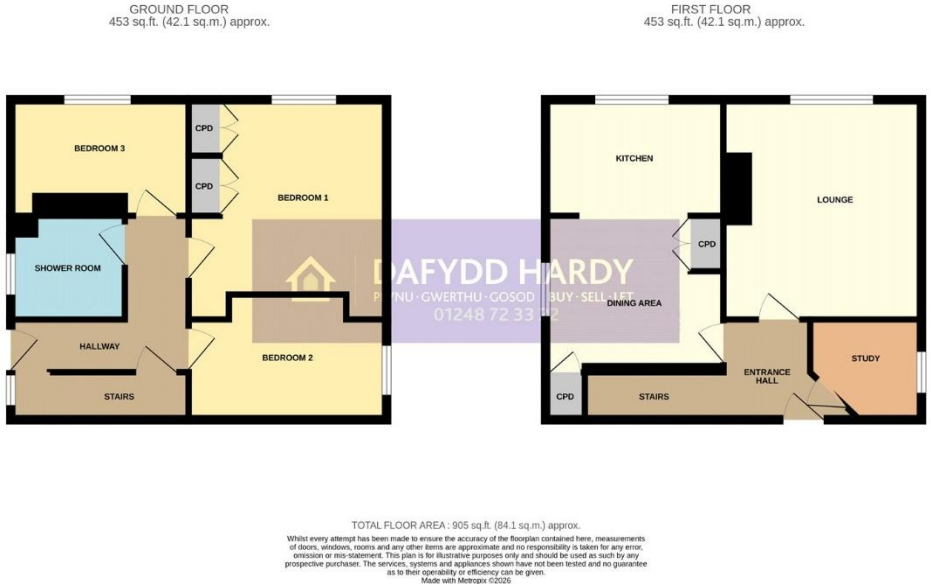
Summary

A well-presented three Bedroom Detached reverse-level home, ideally situated in the heart of the historic seaside town of Criccieth. Designed to make the most of its elevated position, the property features a spacious first-floor Lounge and open-plan Kitchen/Dining Room, both enjoying views towards Criccieth Castle. Offering well-proportioned accommodation throughout, a low-maintenance wrap-around garden and a convenient town centre location, the property is within easy walking distance of independent shops and cafés, leisure facilities, the recently built primary school, the sandy beach and the railway station. The accommodation is entered via an Entrance Hall, with stairs leading down to the ground floor. On the first floor, the generous Lounge benefits from laminate flooring and a rear-facing window overlooking Criccieth Castle. Adjacent is the spacious open-plan Kitchen/Dining Room, fitted with a range of contemporary high-gloss white units complemented by black speckled worktops. Integrated appliances include an electric oven, hob and extractor hood, while a breakfast bar provides additional preparation space and informal dining. The dining area enjoys plenty of natural light from a side-facing window and features two useful built-in storage cupboards. Completing the first floor is a versatile study, ideal for home working, with a front-facing window. The ground floor landing provides access to the enclosed rear garden via a glazed door and also benefits from a useful understairs storage cupboard. There are three well-proportioned Bedrooms, including a spacious principal bedroom overlooking the rear garden and featuring a built-in storage cupboard. Bedroom 2 enjoys a side-facing aspect, while Bedroom 3 overlooks the rear garden. The accommodation is completed by a modern family Shower Room, fitted with a walk-in electric shower, vanity wash hand basin and WC, complemented by full-height wall tiling.

Outside, the enclosed wrap-around rear garden has been designed for ease of maintenance and features a paved patio, decked seating area, pergola and artificial lawn, creating an ideal space for relaxing or entertaining. A gate provides convenient access to the rear council car park. To the front, an external metal staircase leads to the entrance door from the adjoining side road. Further benefits include an air source heat pump and uPVC double glazing throughout.

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. Head through the upper part of Criccieth and down to the crossroads, then at the crossroads, proceed straight ahead then turn right. Follow the road up and the property is located on the left-hand side. **What3Words: lyricist.horizons.lasted**



Services

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

Heating

Air Source Heat Pump. 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 D.

Energy Performance Rating

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

Ground Floor	
Entrance Hall	
Lounge/Diner	*4.13m x 3.73m (13'7" x 12'3") Max. dimensions*
Kitchen	*3.37m x 2.18m (11'1" x 7'2") Max. dimensions*
Dining Area	*3.37m x 2.96m (11'1" x 9'9") Max. dimensions*
Study	*2.06m x 1.90m (6'9" x 6'3") Max. dimensions*
Lower Ground Floor	
Hallway	
Bedroom 1	*4.13m x 3.73m (13'7" x 12'3") Max. dimensions*
Bedroom 2	*3.77m x 2.36m (12'4" x 7'9") Max. dimensions*
Bedroom 3	*3.40m x 2.17m (11'2" x 7'1") Max. dimensions*
Shower Room	*2.14m x 2.04m (7' x 6'8")*

- Detached, Reverse-Level Home
- Spacious First-Floor Living Accommodation, Designed to Maximise Views Towards Criccieth Castle
- Generous Lounge & Open-Plan Kitchen/Dining Room with Integrated Appliances & Breakfast Bar
- 3 Well-Proportioned Bedrooms, Including Spacious Principal Bedroom with Built-in Storage
- Modern Shower Room with Electric Walk-in Shower
- Low Maintenance Wrap-Around Garden
- Central Location & Close to Local Amenities
- Air Source Heat Pump & uPVC Double Glazing

Disclaimer
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