



Tom Parry

Bodwyn, Radcliffe Road, Criccieth, LL52 0LB

£389,000

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Nestled on Radcliffe Road in the charming coastal town of Criccieth, this delightful house presents an excellent opportunity for families seeking a comfortable and spacious home. Built in 1935, the property boasts a classic design that harmoniously blends with its surroundings.

The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. Additionally, a lovely conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the garden. With three well-proportioned bedrooms, there is ample room for family members or guests to enjoy their own private space.

Set on a large corner plot, the property offers a generous outdoor area, ideal for children to play or for hosting summer gatherings. The garden provides a wonderful canvas for gardening enthusiasts or those simply wishing to unwind in a tranquil setting.

This fantastic family home is not only well-situated but also offers a warm and welcoming atmosphere, making it a perfect choice for those looking to settle in a picturesque location. Criccieth, known for its stunning beaches and historic castle, provides a delightful backdrop for this property, making it an ideal place to call home. Do not miss the chance to view this charming residence that combines comfort, space, and a prime location.

Our Ref: C434

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with feature exposed beams; under stair storage; carpet flooring and radiator

Dining Room

with deep bay window to the front; feature exposed beams; carpet flooring and radiator

Living Room

with gas fire set in feature surround; carpet flooring and radiator

Kitchen

with a range of fitted wall and base units; integrated electric oven with hob over and extractor fan; integrated dishwasher; washing machine; one and a half bowl sink and drainer; radiator and door to conservatory

Conservatory

with glazed surround overlooking garden; 'French' doors to patio; laminate tile effect flooring; radiator and wall mounted combi boiler

Washroom

with low level WC; wash basin set on vanity and heated towel rail

FIRST FLOOR

Landing

with window to the side; airing cupboard with fitted shelving; access to the loft; carpet flooring and radiator

Bedroom 1

with distant Castle views; built in wardrobe; carpet flooring and radiator

Bedroom 2

with view over garden; carpet flooring and radiator

Bedroom 3

with distant Castle views; built in wardrobe; carpet flooring and radiator

Bathroom

with panelled bath with shower over; low level WC; wash basin set on vanity; heated towel rail and tiled walls

EXTERNALLY

The property occupies a generous corner position with a private driveway to the side of the house which leads of the front of a detached garage.

There is a delightful terraced patio to the front of the house and at the rear, a large garden and various gravelled patios. The property is a short walk from the centre of Criccieth and the beaches,

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

Property is going through probate



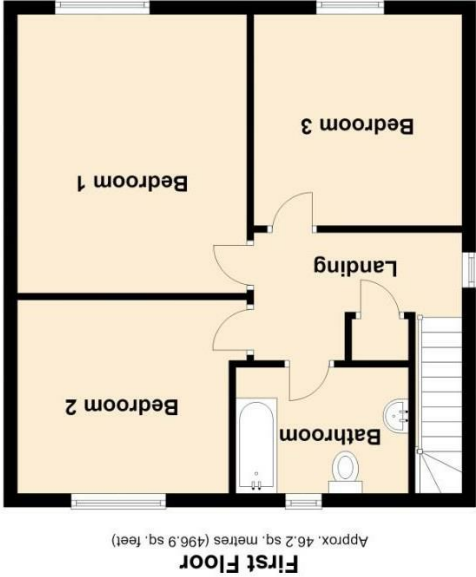
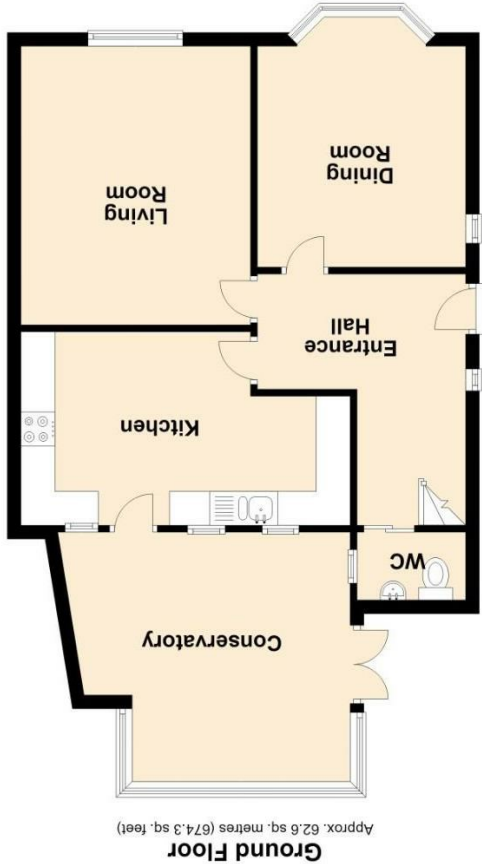




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Total area: approx. 108.8 sq. metres (1171.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G		