DAFYDD HARDY
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Foinavon, Lon Felin, Criccieth, Gwynedd, LL52 0DN

OIRO: £399,500

EPC Rating: C

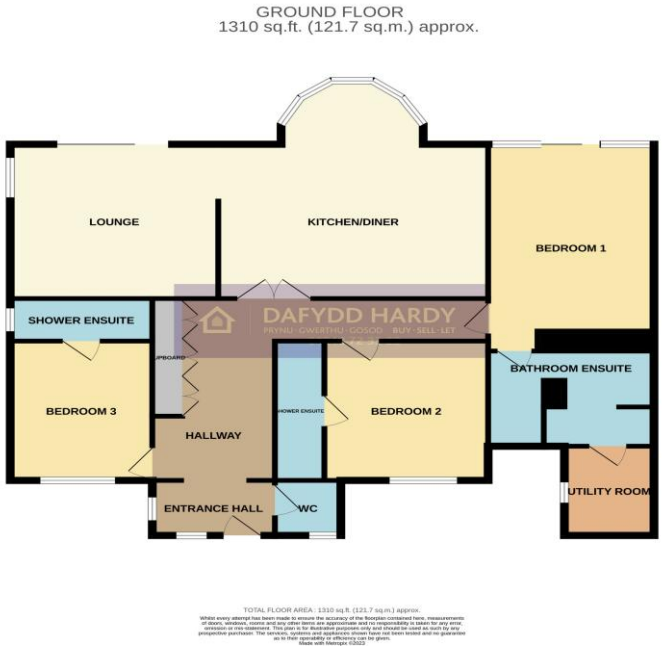
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Summary

The incredible views from the garden and rear aspect of this GROUND FLOOR Apartment are not to be missed! From Criccieth Castle on your right, to the coastline, mountains, and see views to your left – it's truly something special. Situated in the historic town of Criccieth within the beautiful southern coast of the Llyn Peninsula, offering exceptional coastal scenery - sandy beaches, a rugged coastline and a dramatic backdrop with the Snowdonia mountain range in the distance. This spacious apartment with its waterside location has much to offer. The property has roomy accommodation with 3 Bedrooms. Entering the apartment, you'll find a wide hallway with built-in wardrobe and storage facility. Off the Entrance Hall is a WC which also houses the boiler. The spacious central hallway heads to the large bright open plan Kitchen/Diner and comfortable living room area, both of which enjoy the stunning views. The contemporary Kitchen has ample cupboard space and a Kenwood range style cooker with a 6 gas burner gas hob and double electric oven. The cosy Living Room has a gas log burner effect stove. Sliding patio doors out to the rear garden, again drawing your eyes to those fabulous views. There are three good sized Bedrooms, each with en-suite facilities. The main bedroom has sliding patio doors leading onto the garden. Again the views, especially the sun rise are breath taking. The en suite in this bedroom is more substantial housing a shower, bath tub, wash hand basin and WC. The bathroom leads to a utility room with storage cupboards and plumbing for a washing machine. The apartment has 2 heating installations – Gas fired central heating and Electric underfloor heating. All windows are UPVC double glazed.

Externally, you'll find a landscaped low maintenance garden, set across three levels. Around two sides of the apartment is a large decked patio with timber and glass fencing on the boundary. A raised seating area to the right of the garden is perfect for those summer nights. Stepping down into the lower tier of the garden, you'll find an area of lawn with a number of mature plants, as well as a gate with stone steps leading down to the beach. You'll never tire of spending time out here. The Garage/Store is accessible from both the rear garden and the front drive. There is parking for one car on the shared driveway.

The village offers a good range of amenities including shops, post office, restaurants, pubs, bowling green, tennis club and essential ice cream parlour. The main shopping town on the peninsula is the market town of Pwllheli, some 9 miles away, which is reached by the main A497 thoroughfare and has a large marina, a good range of shops, schools, and rail links. Porthmadog lies in the other direction being some 5 miles from the village. The proximity of the sea means that there is the possibility to enjoy water sports, sailing, fishing, and dramatic coastal walks.



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. Following the road into the centre of Criccieth (the junction with the A497), proceed straight over and continue over the railway track, bearing right onto Tanygrisiau Terrace. On reaching the 'T' junction, you will find the property located just opposite.

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

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. Vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band: The property is council tax band E.













Entrance Hall	*1.4m x 2.45m (4'7" x 8')*
WC	
Hallway	
Kitchen/Diner	*5.53m x 5.5m (18'2" x 18'1") max dimensions, measured into bay*
Living Room	*4.26m x 3.91m (14' x 12'10")*
Bedroom 1	*3.39m x 5.24m (11'1" x 17'2") max. dimensions*
Bathroom Ensuite	*3.44m x 2.41m (11'3" x 7'11") max. dimensions*
Utility Room	*1.84m x 2.28m (6' x 7'6")*
Bedroom 2	*3.37m x 3.58m (11'1" x 11'9")*
Shower Ensuite	*3.2m x 0.98m (10'6" x 3'3")*
Bedroom 3	*2.9m x 3.53m (9'6" x 11'7")*
Shower Ensuite	*2.89m x 1.06m (9'6" x 3'6")*

Agents Note

We have been informed by the vendor that pets and holiday lets are not permitted.

- Generous Ground Floor Apartment
- Exceptional Position with Spectacular Sea Views
- 3 Bedrooms,3 En-suite, & a WC
- Sizeable Kitchen/Dining Room
- Garage & Off-Road Parking
- Double Glazing & Gas Central Heating
- Garden with Decking & Steps Down To The Beach
- Breathtaking Location Overlooking Criccieth Bay & Castle









Disclaimer

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