

Golwg y Mor
Criccieth

Dafydd Hardy

Coast & Country

Golwg Y Mor



Some properties have a view, some enjoy a really good view but Golwg Y Mor offers some of the most dramatic views and waterside location you could wish to stumble upon, offering without doubt the most stunning vista you could wish for. It really is something to behold and on a sunny day, there's just nowhere like it – views that stretch from the dramatic hilltop castle sweeping across Tremadog Bay with the Rhinog range of hills on the far side of the bay, including Harlech castle to Black Rock beach and the Moelwyn range of mountains beyond – now that's what you call a view!

Golwg Y Mor offers accommodation to match the views. In fact, the current layout was purposely created by the present owners a few years ago simply to maximise the enjoyment of the waterside location with all the main living areas located towards the rear and therefore overlooking the sea.

What we have essentially is a detached house located along the old historic route through Criccieth, just yards from the dramatic cliff top castle that guards the village and located just a short stroll from the beach promenade and a host of useful village amenities that can cater for your daily needs. The property has been extensively renovated, modernised and re-configured to provide comfortable and practical accommodation that all the family can enjoy, the presentation and attention to detail noteworthy throughout.



From the entrance hall you have direct access to the main bedroom (with built-in wardrobe) and a modern shower room. Also from here you walk straight through to the kitchen which is both spacious and contemporary, sporting a large range oven as its focal point. Located adjacent is a dedicated utility room. The kitchen opens out to a bright and airy dining/family room with wide sliding patio doors which open directly to the main decked garden with its twin tiered layout and glazed balustrade.



A further three bedrooms reside on the first floor served by a contemporary and stylish 3 piece suite bathroom. Also on this level you'll find the main lounge which is complemented by an adjoining conservatory from where, that's right you guessed it, are those magnificent views! The lounge does have a focal point by way of a chimney breast with inset pebble effect gas fire. For the provision of internal storage space, there is access off the landing via a folding ladder to a most useful boarded









Externally, the patio style garden is primarily laid with weather cheating composite decking with a lower tier complete with glazed balustrade which directly overlooks the water. Located discreetly beneath a section of decking is a most useful storage area. Whilst the present owners have utilised the property as a successful holiday let business and could carry on in this capacity, there's no doubting that this would make a fine seaside family home. The property comes fitted with uPVC double glazing 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 mountain range (Snowdonia) in the distance. Porthmadog is some 5 distant miles from the village, while the proximity of the sea means that there is the possibility to enjoy all manner of watersports, sailing, fishing, walks or just a paddle. The village 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 over and continue over the railway track, bearing right onto Tanygrisiau Terrace. On reaching the 'T' junction, turn right where you will find the property located on your left hand side.

https://what3words.com/outfitter.paler.possibly



Property Features

Entrance Hall	
Kitchen	4.85m x 3.56m (15'11" x 11'8") Max
Utility Room	1.83m x 2.36m (6' x 7'9")
Dining/Family Room	4.53m x 3.65m (14'10" x 12')
Bedroom 1	4.80m x 3.63m (15'9" x 11'11") Max: into wardrobe.
Shower Room	2.35m x 3.09m (7'9" x 10'2") Max
Landing	
Lounge	4.81m x 3.53m (15'9" x 11'7") Max
Conservatory	4.73m x 3.65m (15'6" x 12')
Bedroom 2	2.86m x 3.65m (9'5" x 12')
Bedroom 3	1.79m x 3.77m (5'10" x 12'4")
Bedroom 4	2.30m x 2.33m (7'7" x 7'8") Max
Bathroom	1.77m x 3.00m (5'10" x 9'10") Max
Attic Room	2.36m x 6.05m (7'9" x 19'10")



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.









Tenure / Heating / Services

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

EPC Band: D – Council Tax Band: TBC

Business Rates - Current rateable value £2,650

Golwg Y Mor, Castle Street, Criccieth, Gwynedd, LL52 0DP

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