DAFYDD HARDY

Land & New Homes



New Home At Castle Street, Criccieth, Gwynedd LL52 0DP

Offers in excess of: £425,000

EPC Rating: To be confirmed

New Home At Castle Street, Criccieth, Gwynedd, LL52 0DP

Summary

- Rare opportunity to own a brand new home in a coastal village location.
- New 2-storey, 3-bedroom detached home with full planning to build detached garage (garage can be negotiated with developers)
- Expected to be ready Summer 2026
- Castle views
- Option to negotiate completed build with the vendors
- Excellent location a short walk from the beach and castle
- Utilities to the site include water and electricity & drainage. Ducting in place for gas & cable
- Perimeter walls and fencing installed

Hidden away and yet positioned right in the centre of the beautifully scenic coastal village of Criccieth are these two serviced building plots located just a short stroll from both the beach and local amenities whilst still being convenient for easy travel to Pwllheli, Porthmadog and Caernarfon. Full planning consent (App No C23/0088/35/MG) allows for two x2 storey well-proportioned homes together with manageable garden areas and off-road car parking. It is anticipated that from the upper floors there will be views of the coastline across to Harlech as well as views of the nearby Criccieth Castle.

The vendors are offering a stunning architect designed home, the vendors would also be prepared to negotiate completing a build to the purchasers specification. Internally there will be an open plan ground lounge, kitchen, and dining area with access to the garden via bi-fold doors, and a separate utility room. First floor accommodation will include 2 en-suite bedrooms both with balconies and the master suite to the second floor will benefit from having dual aspect balconies making the most of the far reaching coastal views. Externally, there will be patio gardens to the rear with lawned area and off-road car parking for two vehicles to the front. Access is via a private driveway. There will be the added benefit of full planning for a single detached garage with water and electrics (can be built under separate negotiation with developers), possibilities are endless.

The historic town of Criccieth is situated on the beautiful southern coast of the Llyn Peninsula, offering exceptional coastal scenery - sandy beaches, a rugged coastline, and a dramatic backdrop of the Snowdonia mountain range in the distance. The village offers a good range of amenities including shops, post office, numerous restaurants and pubs, a golf course and essential seaside fish & chips and ice cream parlour.



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. Shortly after entering the village of Criccieth go straight across the cross roads and follow signs for the castle, turning left onto Castle Street. These plots will be located on your right hand side shortly before the castle entrance on your left.

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 Not Yet Available.











- Rare opportunity to own a new home in a coastal village location
- Superbly located building plot with planning for 2-storey, 3-bedroom detached home
- Upper floors to have views of the castle
- Option to negotiate completed build with the vendors
- Excellent location a short walk from the beach and castle
- Utilities to the site include water and electricity & drainage. Ducting in place for gas & cable
- Perimeter walls and fencing installed
- Internal layout to purchasers request. Can be an upside down layout too

Disclaimer
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