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Flat 3, Foinavon, Lon Felin, Criccieth, Gwynedd, LL52 0DN

Asking Price: £299,950

EPC Rating: F

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Summary

It's really hard to put into words just what you'll experience here in this remarkable top/second floor Waterside Apartment because the position and unparalled views are simply breathtaking! Perched as it is overlooking Criccieth Bay and its hilltop castle, there's simply little to compare when watching gentle waves on a calm day or the drama of the sea striking the jetty/pier located below whilst the backdrop of the Eryri/Snowdonia mountains (on a clear day!) just add to the drama – we're sure you'll never tire of this view! Moving to the accommodation, you'll find a generous semi open-plan lounge and kitchen/dining room with picture windows. The kitchen comes fitted with solid granite worktops, a built-in oven, hob and dishwasher. There are 2 decent sized bedrooms served by a modern bathroom with 3 piece suite. Externally by the entrance is a timber decked seating area with part glazed balustrade (timber decked steps also from the roadside), the property also has the benefit of a garage for parking or storage purposes. The property comes fitted with uPVC double glazing and electric under-floor 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/Snowdonia mountain range 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 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 left where you will find the property almost immediately on your right hand side - steps to the right of the main building lead to the entrance.

https://what3words.com/info.bless.weeds



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

Electric Under-Floor Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Leasehold on a 999 year lease from 2004. Vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band E.

Energy Performance Rating

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













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Entrance Hall

Lounge	*4.47m x 3.78m (14'8" x 12'5") Max dimensions.*
Kitchen/Dining Room	*4.25m x 3.77m (13'11" x 12'4") Max dimensions.*
Inner Hall	
Bedroom 1	*4.18m x 3.17m (13'9" x 10'5")*
Bedroom 2	*2.95m x 3.23m (9'8" x 10'7")*
Bathroom	*2.96m x 2.86m (9'9" x 9'5") Max dimensions.*

Agents Note

The vendor informs us that the cost of any maintenance required to the building is split between the 3 properties. They have also informed us that the property cannot be rented out.

- A Superb Top Floor Waterside Apartment
- A Remarkable Coastal Position Offering Exceptional Views
- 2 Double Bedrooms & Contemporary Bathroom
- Lounge & Kitchen/Dining Room With Picture Windows
- Quality Solid Granite Worktops To Kitchen
- uPVC Double Glazing & Electric Under-Floor Heating
- Decked Patio With Part Glazed Balustrade
- Useful Garage For Parking
- Just A Short Stroll From Beach & Amenities
- Could This Apartment Have The Best Views?
- Definitely An Exciting Opportunity – Viewing Essential






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