DAFYDD HARDY
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Bwthyn Y Mor, 3 Castle Street, Criccieth, Gwynedd LL52 0DP

Asking Price: £239,950

EPC Rating: E

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Summary

A charming and characterful detached stone cottage, ideally situated in the heart of Criccieth, just a short stroll from the beach, castle, and village amenities. Dating back to the 1850s and formerly a village shop, Bwthyn Y Môr has been thoughtfully modernised to provide stylish, low-maintenance coastal living, making it an ideal holiday retreat, permanent residence, or holiday let investment, with the property ready to move in with the furniture included in the sale. Perfectly positioned on the stunning Ll?n Peninsula, Criccieth is renowned for its beautiful beaches, historic castle, scenic coastal walks, and excellent opportunities for water sports. The town also offers a wide range of independent shops, cafés, restaurants, and everyday amenities, while the nearby harbour towns of Porthmadog and Pwllheli are both within easy reach.

The light and airy accommodation enjoys a south-easterly aspect and centres around an inviting open-plan living and dining area, featuring a log-burning stove with a slate hearth, easy-care wood flooring, a staircase to the first floor, and windows overlooking the front. An opening leads through to the contemporary kitchen, which is fitted with solid wood worktops, a Belfast sink, and integrated appliances, including a five-ring gas hob, oven, and extractor hood. A convenient ground floor cloakroom completes the accommodation, fitted with a WC and wash hand basin. Upstairs, there are two well-proportioned bedrooms with side-facing and Velux windows, together with a stylish shower room comprising a WC, wash hand basin, and skylights that enjoy views towards Criccieth Bay. The property benefits from uPVC double glazing, electric underfloor heating to the ground floor, and electric heating upstairs.

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. Follow 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, turn right into Castle Street where you'll find the property located just a few yards along on your right hand side.

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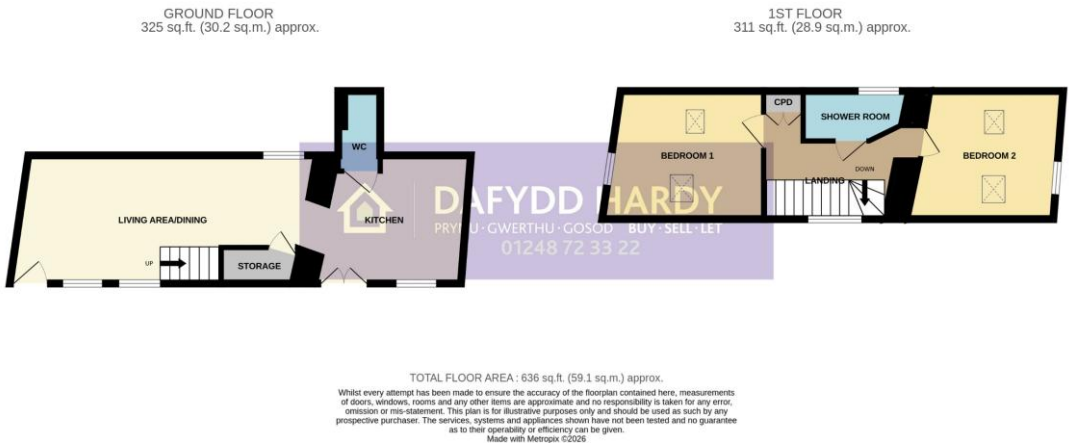

Services

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 freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

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

BEACH HUTS

Living Room/Dining	*6.85m x 2.94m (22'6" x 9'8") Max dimensions.*
Kitchen	*3.35m x 2.88m (11' x 9'5") Max dimensions.*
WC	
Landing	
Bedroom 1	*3.68m x 2.95m (12'1" x 9'8") Max dimensions.*
Bedroom 2	*3.32m x 3.03m (10'11" x 9'11") Max dimensions.*
Shower Room	

Agents Note

The property is located in a designated conservation area.

- Quirky Character Detached Cottage With Sea Views
- Excellently Appointed & Presented Throughout
- 2 Bedrooms, Shower Room & Ground Floor WC
- Appealing Living Room With Wood Flooring
- Modern Kitchen With Fitted Appliances
- uPVC Double Glazing & Electric Under-floor Heating
- All Furniture & Fittings Available By Negotiation
- Would Make A Superb Holiday Let Investment
- Walking Distance To Beach, Castle & Amenities
- Definitely A Rare & Exciting Opportunity

Disclaimer

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