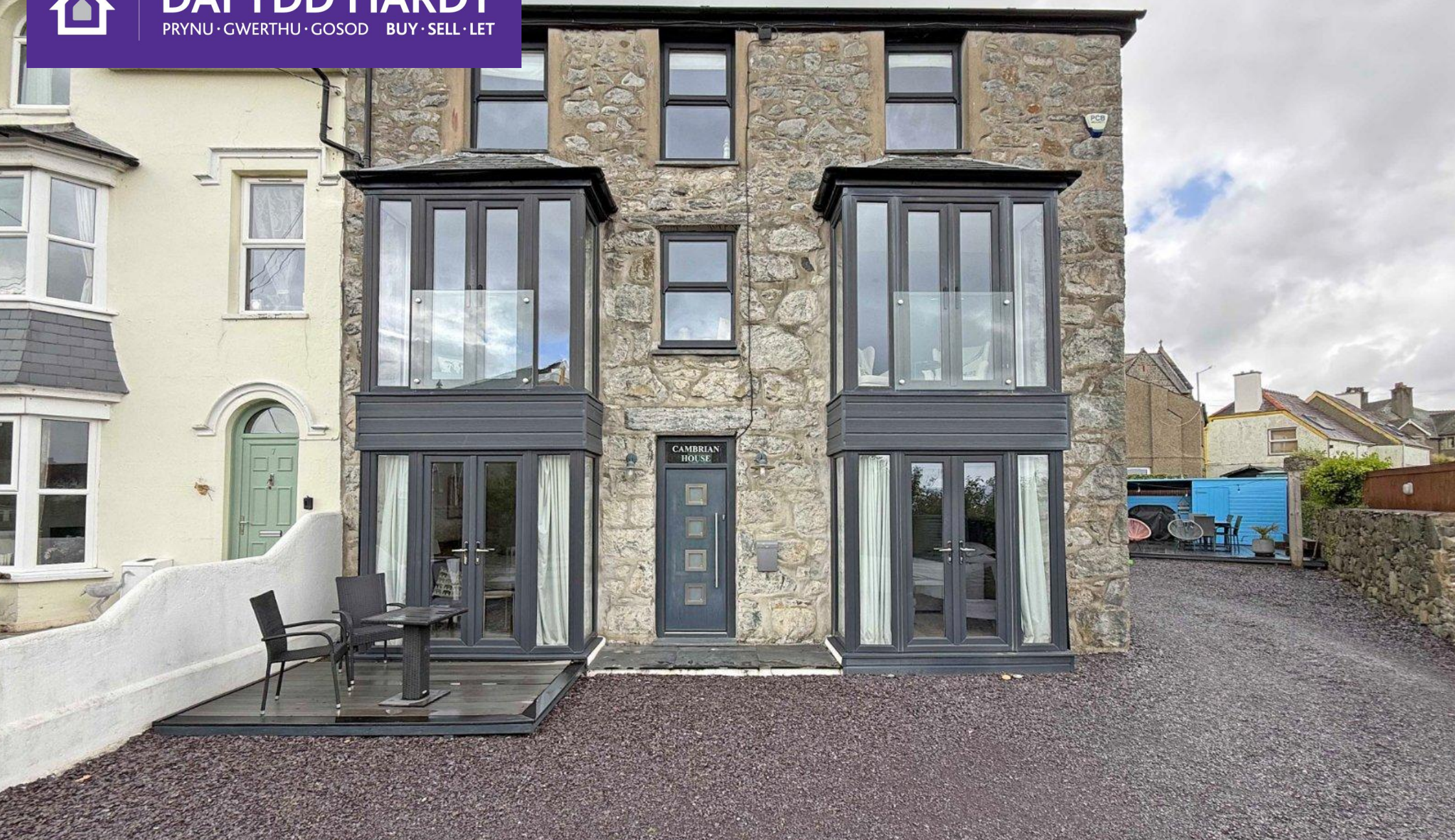




DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET



Cambrian House, 8 Cambrian Terrace, Criccieth, Gwynedd, LL52 0HE

Asking Price: £675,000

EPC Rating: E

Cambrian House, 8 Cambrian Terrace, Criccieth, Gwynedd, LL52 0HE

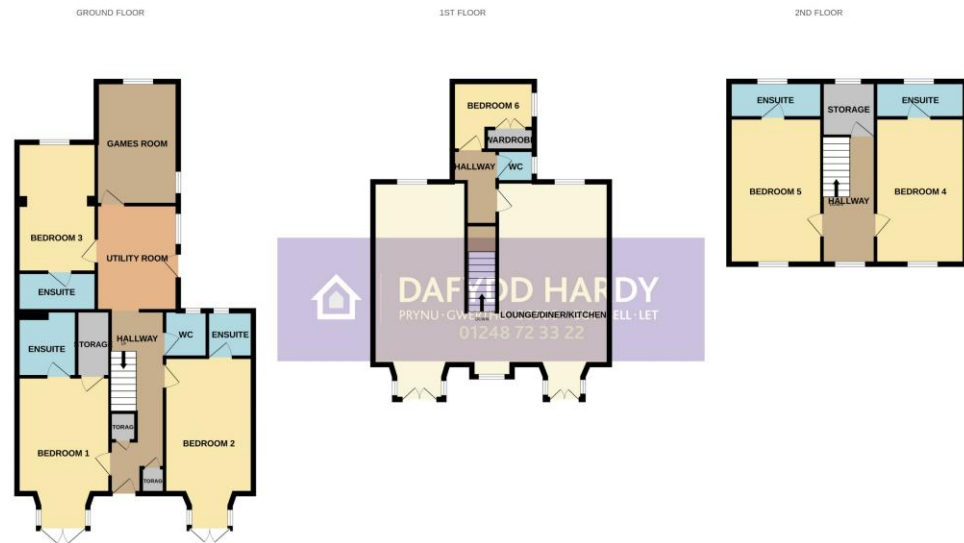
Summary

Positioned at the end of a cul de sac, this delightful 3 storey family home enjoys a prime location within the beautiful coastal village of Criccieth and offers a stylish lifestyle with views across Cardigan Bay. Tastefully presented, incorporating modern fittings with original fixtures this well designed home is most definitely one to put at the very top of your viewing list. The well proportioned accommodation briefly consists of a welcoming Entrance Hallway that features a tiled floor and exposed stone walls. To the side are 2 similar sized Double Bedrooms, both with a large Bay window and an En Suite Shower or Bathroom. To the rear of the Hallway is a spacious Utility room with a range of grey coloured units and fitted with a washing machine connection point. Off the Utility is a third Double Bedroom with an en suite shower. In addition to the very rear of the property is a games room. Upstairs on the first floor is an amazing open plan Lounge/Kitchen with twin bay windows where you can sit back and enjoy the far reaching sea views. The Kitchen/Diner is fitted with a range of navy blue base and wall units, topped with a stone effect work surface and is equipped with an eye level double oven, an induction hob and an integrated fridge/freezer as well as a wine chiller and a dishwasher point. Beyond the Lounge is a Single Bedroom and a separate Wc. On the top floor are a further 2 more, Double Bedrooms, both with an En suite Shower room and far reaching coastal views. Off the Landing is a large storage room/Study. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside to the front, side and rear is an extensive off road parking area with a raised decked seating area. So if you are looking for that special home in a highly sought after location, then we recommend you book a viewing soon to fully appreciate this amazing home.

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 to the centre of Criccieth. At the crossroads go straight ahead and then turn left just before the railway crossing into Cambrian Terrace. Cambrian House is at the far end of the cul de sac.

What3words reference...slows.reason.retailing



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix ©2025

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 D. The property is currently run as a holiday let business and pays business rates. We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows: £7,200.

Energy Performance Rating

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



Entrance Hall

Wc	1.43m x 1.55m (4'8" x 5'1")
Bedroom 1	3.11m x 5.07m (10'2" x 16'8") <i>max dimensions</i>
En-Suite	2.00m x 2.21m (6'7" x 7'3")
Bedroom 2	2.97m x 5.73m (9'9" x 18'10") <i>max dimensions</i>
En-Suite	1.54m x 1.55m (5'1" x 5'1")
Utility Room	2.74m x 3.55m (9' x 11'8") <i>max dimensions</i>
Games Room	2.74m x 4.12m (9' x 13'6")
Bedroom 3	2.65m x 4.35m (8'8" x 14'3") <i>max dimensions</i>
En-Suite	2.65m x 1.29m (8'8" x 4'3")
First Floor Landing	
Lounge/Diner/Kitchen	7.90m x 7.28m (25'11" x 23'11") <i>max dimensions</i>
Bedroom 6	2.74m x 2.30m (9' x 7'7") <i>max dimensions</i>
Wc	1.24m x 1.06m (4'1" x 3'6")
Second Floor Landing	
Bedroom 4	3.00m x 4.89m (9'10" x 16'1")
En-Suite	3.00m x 1.22m (9'10" x 4')
Bedroom 5	3.11m x 4.89m (10'2" x 16'1")
En-Suite	3.11m x 1.22m (10'2" x 4')

- Extensive Double Fronted Family Home
- Short Walk To The Beach & The Castle
- Beautifully Appointed Throughout
- Modern Open Plan Lounge/Kitchen/Diner
- 6 Bedrooms
- 5 En Suite Shower Rooms
- Spacious Utility Room
- Off Road Parking To The Side
- Gas Central Heating System & uPVC Double Glazing
- Games Room



Disclaimer

Dafydd Hardy Estate Agents Limited, for themselves and the vendor, give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) All statements are made without responsibility on the part of the agent or vendor. (3) No statement is to be relied upon as a representation of fact. (4) Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. (5) Neither the vendor nor the agent, nor any person in their employment, has authority to make or give any representation or warranty in relation to this property. (6) While floorplan accuracy is intended, measurements are approximate and no responsibility is taken for any error or omission. Plans are for illustrative purposes only. (7) Services and appliances have not been tested and no guarantee as to their operability is given. (8) All media, including photography and video, remain the property of the agent and must not be redistributed without prior written permission. Floorplans made with Metropix © 2026