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1 Parciau Terrace, Criccieth, Gwynedd, LL52 0RW

Asking Price: £355,000

EPC Rating: D

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Summary

Situated in a prime central location within the historic seaside town of Criccieth, this impressive four/six Bedroom, four-storey Townhouse offers spacious and highly versatile accommodation. Originally built in the 1880s as a hotel, the property has since been granted a change of use to create an exceptional family home and is offered for sale with no onward chain. The accommodation combines period charm with modern conveniences, featuring two generous Reception Rooms with attractive bay windows, a contemporary fitted kitchen, separate Utility Room and Pantry, stylish Bathroom and Shower Room, a low-maintenance rear garden with hot tub, off-road parking, and delightful views towards Criccieth Castle. Ideally positioned within walking distance of the town's excellent amenities, the property enjoys easy access to independent shops and cafés, leisure facilities, a recently built primary school, the sandy beach, and the railway station. A welcoming Entrance Porch opens into a wide Reception Hall, where you'll find a ground floor W/C, a useful Store Room/Workshop, and stairs leading down to the original cellar, formerly used for barrel storage during the building's time as a hotel. To the front of the property are two spacious Reception Rooms, both benefiting from elegant bay windows that flood the rooms with natural light. The Day/Dining Room, positioned to the left of the hallway, features an attractive electric fireplace and original quarry tiled flooring. Opposite, the Lounge/Dining Room centres around a charming log-burning stove and provides access to the rear porch, together with the staircase leading to the first floor. At the rear of the property is the contemporary Kitchen, fitted with a range of stylish high-gloss grey units complemented by marble-effect worktops. Integrated appliances include an electric hob, oven and extractor hood, while a stainless-steel sink, plumbing for a dishwasher and a side-facing window complete the space. Adjoining the Kitchen are a useful Pantry, separate Utility Room - formerly the hotel's preparation and cleaning area - and an additional W/C. A door from the utility room provides access to the enclosed rear garden. The first floor offers a spacious central Landing leading to four generous double Bedrooms. Bedrooms 1 and 2 are positioned to the front of the property and enjoy attractive bay windows with lovely views towards Criccieth Castle, while Bedrooms 3 and 4 overlook the rear garden. Also on this floor is a substantial Laundry Room, offering excellent potential for conversion into an additional bedroom or home office, subject to any necessary consents. The accommodation is completed by a contemporary three-jet Shower Room, a separate W/C, and a stylish family Bathroom featuring a claw-foot bath and vanity wash hand basin. A secondary staircase rises to a generous Attic Room, currently used as additional living/storage space but offering potential for use as a further bedroom, subject to any required consents. An adjoining room, presently utilised for storage, would make an ideal dressing room, study or hobby room. Outside, the enclosed rear garden has been designed for ease of maintenance, with a slate-chipped seating area leading to an elevated deck complete with a pergola, seating area and hot tub - ideal for relaxing or entertaining. To the front, a walled boundary with double timber gates encloses a low-maintenance entrance garden. A separate timber gate provides access to an off-road parking space situated to the side of the property with an EV charging point. Further benefits include gas-fired central heating and uPVC double glazing throughout. Viewing is highly recommended to fully appreciate the generous accommodation, character, versatility and superb central location offered by this recently refurbished 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. Head through the upper part of Criccieth and down to the crossroads, then turn right onto the High Street. After 0.2 miles, turn left onto Parciau Terrace where the property is on the right-hand side. **What3Words: repair.decently.jolly**

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

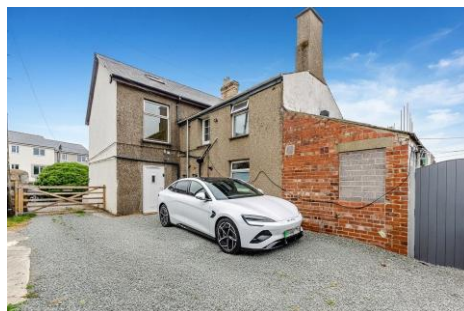
The property is council tax band E.





Porch	
Entrance Hall	
Lounge	7.23m x 3.17m (23'9" x 10'5") <i>Max. dimensions</i>
Day/Dining Room	8.22m x 3.38m (27' x 11'1") <i>Max. dimensions</i>
W/C	1.92m x 1.42m (6'4" x 4'8")
Kitchen	5.26m x 3.07m (17'3" x 10'1") <i>Max. dimensions</i>
Utility Room	3.54m x 2.39m (11'7" x 7'10")
Pantry	1.42m x 1.22m (4'8" x 4')
W/C	1.13m x 1.11m (3'8" x 3'8")
Store/Workshop	1.93m x 1.85m (6'4" x 6'1")
First Floor Landing	
Bedroom 1	4.61m x 3.37m (15'1" x 11'1") <i>Max. dimensions</i>
Bedroom 2	4.63m x 2.83m (15'2" x 9'3") <i>Max. dimensions</i>
Bedroom 3	3.76m x 3.42m (12'4" x 11'3") <i>Max. dimensions</i>
Bedroom 4	3.74m x 3.28m (12'3" x 10'9") <i>Max. dimensions</i>
Bathroom	2.66m x 2.05m (8'9" x 6'9")
Laundry Room (Bedroom 5)	3.80m x 3.52m (12'6" x 11'7")
W/C	1.49m x 1.21m (4'11" x 4') <i>Max. dimensions</i>
Shower Room	2.44m x 1.49m (8' x 4'11")
Second Floor Landing	
Attic Room (Bedroom 6)	5.04m x 4.59m (16'6" x 15'1") <i>Max. dimensions</i>
Store/Dressing Room	4.53m x 3.12m (14'10" x 10'3")
Cellar	3.28m x 2.92m (10'9" x 9'7") <i>Max</i>

- Impressive 4/5 Bedroom, Four-Storey Period Townhouse
- Spacious & Versatile Accommodation with Two Generous Reception Rooms
- Contemporary Fitted Kitchen with Separate Utility Room & Pantry
- Four Double Bedrooms, Stylish Bathroom, Modern Shower Room & Separate W/Cs
- Attic Room with Adjoining Store Offering Excellent Potential for a Further Bedrooms
- Low Maintenance Rear Garden & Off-Road Parking
- Gas Central Heating & uPVC Double Glazing
- NO ONWARD CHAIN



Disclaimer

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