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1 Tan Graig, Criccieth, Gwynedd, LL52 0EE

Asking Price: £325,000

EPC Rating: D

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Summary

Occupying a secluded yet highly convenient position in the heart of Criccieth, this charming, Detached Stone Cottage offers spacious and versatile accommodation, set within beautifully maintained gardens. With five Bedrooms, three Reception Rooms, a generous Kitchen/Diner and two Bathrooms, the property provides an excellent opportunity for those seeking a character home with the scope to modernise and create a wonderful family residence. Despite its peaceful setting, the property is just a short walk from the many amenities Criccieth has to offer, including independent shops and cafés, leisure facilities, the recently built primary school, the sandy beach, historic castle and railway station. The accommodation opens into a Porch with traditional quarry tiled flooring, leading through to the spacious Lounge, where exposed ceiling beams, a feature chimney breast with fireplace and a staircase to the first floor create a warm and characterful atmosphere. Adjoining the lounge is the generous Kitchen/Diner, fitted with cream wall and base units, wood-effect worktops, an impressive range cooker with extractor hood above and built-in storage into the original stone wall. A Velux roof window and front-facing window allow plenty of natural light to fill the room. Beyond the kitchen is a Bathroom fitted with a bath, wash hand basin, partially tiled walls and a Velux window. A practical Utility Room with sink and worktop space provides access to a separate W/C and an external door to the garden. From the Hallway, a second reception room, currently used as a Sitting Room, features an open fireplace, understairs storage, a front-facing window and its own external entrance. Also on the ground floor is a separate Dining Room, a fifth bedroom and a second bathroom, fitted with a bath incorporating an electric shower, W/C and wash hand basin, with attractive full-height tiling. The first floor is accessed via two separate staircases from the hallway, creating an interesting and flexible layout. Here you'll find four generously proportioned bedrooms, all enjoying pleasant, elevated views across the front garden. Built-in wardrobes are fitted to several rooms, while Bedroom 2 also benefits from useful eaves storage. The property is well screened from the road by a stone boundary wall and mature hedgerow, creating a peaceful and private setting. A metal gate opens onto a slate pathway leading to a concrete patio, surrounded by neatly maintained lawns, established planting and a variety of fruit trees. Mature hedging encloses the garden, providing an excellent degree of privacy, while an adjoining pebble-dashed store and additional space for a garden shed offer practical outdoor storage. Further benefits include gas central heating and predominantly uPVC double glazing throughout.

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 at the crossroads, proceed straight ahead. Follow the road over the railway crossing bearing right then at the T-junction, turn right onto Castle and proceed up the hill. Continue down the hill onto Marine Crescent then turn right onto Lon Bach. Head back up the hill and the property is located on the left-hand side about halfway up the hill.

What3Words: [condiment.sobs.acclaimed](#)

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.

Energy Performance Rating

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





Ground Floor

Porch

Lounge 4.90m x 4.12m (16'1" x 13'6") *Max. dimensions*

Sitting Room 3.96m x 3.29m (13' x 10'10") *Max. dimensions*

Kitchen/Diner 5.11m x 2.64m (16'9" x 8'8") *Max. dimensions*

Utility Room 5.29m x 1.66m (17'4" x 5'5") *Max. dimensions*

Bathroom 1.78m x 1.54m (5'10" x 5'1") *Max. dimensions*

W/C 1.38m x 0.83m (4'6" x 2'9")

Dining Room 3.87m x 2.30m (12'8" x 7'7")

Bedroom 5 3.08m x 2.89m (10'1" x 9'6") *Max. dimensions*

Bathroom 2.00m x 1.53m (6'7" x 5')

First Floor Landing

Bedroom 1 4.96m x 2.70m (16'3" x 8'10")

Bedroom 2 4.13m x 2.33m (13'7" x 7'8")

Bedroom 3 4.90m x 2.37m (16'1" x 7'9")

Bedroom 4 4.09m x 2.56m (13'5" x 8'5")

- Characterful Detached Stone Cottage
- 5 Bedrooms
- 3 Reception Rooms
- Spacious Kitchen/Diner with Adjoining Utility Room
- Two Bathrooms & Separate W/C
- Beautifully Maintained, Private Gardens with Fruit Trees & Patio
- Excellent Opportunity for Modernisation
- Gas Central Heating & Mostly uPVC Double Glazing

Agents Note

We have been informed by the vendor that the property is located in a designated conservation area.



Disclaimer

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