

## **The Cove & Armoury Marine Crescent, Criccieth, LL52 0EA**

### **£800,000**

Part Exchange considered – our sellers are prepared to exchange for a large property either Commercial or Residential and/or a Hotel.

Some of the most historic photographs of Criccieth show this property and we now offer for sale part of one of the iconic buildings in the village.

Converted to a very high standard to provide a large home with masses of spacious accommodation as well as a holiday apartment to bring in an income. One of the standout features of the property has to be the roof garden, complete with a brand-new roof surface and measuring almost 40ft by 25ft, with commanding views across to the castle and down onto the beach and terraces below. What a wonderful environment for sitting and enjoying a gin and tonic whilst watching the sun go down.

The main property itself has a spacious open plan feel with areas dedicated for sitting and dining. There is also part of this room which would make an excellent study. The well-equipped and stylish kitchen is off to one side and is enclosed, below the dining room is a wine cellar. The ground floor accommodation amounts to almost 115m<sup>2</sup>, with the lounge dining area being 76m<sup>2</sup>.

The first floor boasts four bedrooms and two first floor bathrooms these are complemented by a further shower room on the ground floor.

Everything about this property is stylish and spacious, and the number of features are to be seen to be believed. The standard of finish is as good as it looks with new electrics, new windows and external doors, complemented with quality fixtures and fittings.

The holiday apartment has two bedrooms and has been a very successful venture with great occupancy rates. The apartment is finished to a modern and high standard.

The front of the property has an enclosed low maintenance garden, and the rear provides for parking.

As already alluded to the location of the property is perfect for both the beaches, the castle and of course the village centre. Everything is within walking distance; this combination of spaciousness and location is unbeatable.

#### Rooms

Main Reception Room / Lounge / Dining

Study Area / Bar

Wine Cellar (below dining area)

Enclosed Breakfast Kitchen

Shower Room

Landing

Bedroom with doors to sitting area / balcony

En-Suite Shower Room

Bedroom

Bathroom with bath and shower

Bedroom (Jack and Jill access to bathroom)

Bedroom

Stairs to roof porch

Roof porch to access roof garden

Roof garden

Lower ground floor apartment with reception room, two bedrooms, kitchen and bathroom, parking.

#### Location

Marine Crescent and nearby Marine Terrace are part of the Victorian era seaside expansion of Criccieth. The seafront west side of the castle (which includes Marine Crescent) was built around the time the Cambrian Coast Railway arrived (1867), followed by further development in the 1870s-80s.

Tucked between the mountains of Snowdonia and the open sweep of Cardigan Bay lies Criccieth, a small yet striking coastal town in Gwynedd, North Wales. Often

described as “the pearl of Wales on the shores of Snowdonia,” Criccieth offers a rare blend of natural beauty, deep history, and quiet charm.

Dominating the skyline is Criccieth Castle, a 13th-century fortress whose weathered stone walls still guard the headland between the town’s two beaches. First raised by Llywelyn the Great and later reinforced by Edward I, the castle’s ruins stand as a reminder of centuries of shifting power between the Welsh princes and the English crown. From its battlements, sweeping views stretch across Cardigan Bay, with the Llyn Peninsula and even the mountains of Snowdonia visible on clear days.

The town’s roots stretch back to the Middle Ages, when Criccieth was granted its borough charter in 1284. Centuries later, the arrival of the Cambrian Coast Railway in 1867 transformed it into a fashionable Victorian seaside resort. Many of its graceful terraces and crescents—such as Marine Crescent and Marine Terrace—still echo that era, their pastel façades overlooking the glistening shore.

Modern Criccieth retains its timeless appeal. It is a town of two beaches: the eastern beach, with its sweep of sand and shingle ideal for swimming and paddling, and the western beach, more rugged and favoured by walkers and sea anglers. The Wales Coast Path winds directly through the town, offering breathtaking coastal walks towards Porthmadog or Pwllheli.

Criccieth’s heart lies in its welcoming High Street and promenade. Small independent shops, galleries, and cafés line the streets, where locals greet one another in both English and Welsh, reflecting the strong cultural identity that defines this part of Gwynedd. One enduring favourite is Cadwaladers Ice Cream Parlour, founded here in 1927, where generations have enjoyed ice cream overlooking the bay.

Though small—with a population of just under 2,000—Criccieth is a town with a lively community spirit. Its calendar features local fairs, musical events, and art exhibitions. The surrounding countryside is dotted with farms and footpaths, connecting the town to the wider Eifionydd region—a landscape of green hills, stone cottages, and far-reaching sea views.

The castle’s silhouette at dusk, the cry of seabirds above the bay, and the gentle rhythm of waves along the promenade capture something uniquely Welsh—something timeless.

The property is awaiting a domestic council tax valuation, the apartment is on business rates and is zero rated.

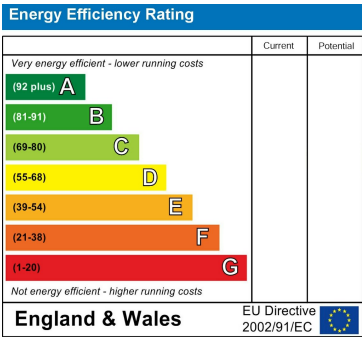
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.