



**Tom Parry**

Aelwyd, 1-3, Queens Road, Criccieth, LL52 0EG

**£375,000**



## Aelwyd, 1-3 Queens Road, Criccieth, LL52 0EG

Tom Parry & Co are delighted to offer for sale this fantastic substantial three storey end of terrace property comprising of six flats and one maisonette.

The property is currently fully let out and is conveniently situated on Queen's Road; close to the promenade in the popular seaside and castle town of Criccieth. There is a side and rear service road to the property for access.

This property has fantastic investment potential - financial information is available on request from the Agents.

Our Ref: C368

### GROUND FLOOR

#### Flat 1

##### Hallway

##### Lounge/Bedsitter

with bay window to front, carpet flooring, storage heater & built in wardrobe

##### Kitchenette

with range of base units, single bowl sink & drainer, built in larder cupboard

##### Bathroom

with three piece suite & heated towel rail

#### Flat 2

##### Hallway

##### Lounge

with bay window, carpet flooring, tiled fireplace.

##### Kitchenette

with range of wall & base units, single bowl sink & drainer, space & plumbing for washing machine, space for cooker.

##### Bedroom 1

with carpet flooring, electric radiator

##### Bedroom 2/Study

##### Bathroom

with laminate vinyl flooring, three piece suite with "Aqua" overhead electric shower, heated towel rail, part tiled walls.

### FIRST FLOOR

#### Flat 3

##### Lounge

##### Kitchen

##### Bedroom 1

with carpet flooring & storage heater

##### Bedroom 2/Music Room

with carpet flooring, fireplace

##### Bathroom

#### Flat 4

##### Hallway

with carpet flooring, storage cupboard.

##### Lounge

with carpet flooring, electric storage heater.

##### Kitchen

with vinyl flooring, range of wall & base units, stainless steel sink & drainer, space for under counter fridge, space for cooker, built in storage cupboard

##### Bathroom

with vinyl flooring, three piece suite, overhead "Mira" shower in bath, space & plumbing for washing machine

##### Bedroom 1

with carpet flooring, storage heater

##### Bedroom 2

with carpet flooring, storage heater

##### Maisonette 7

##### Hallway

##### Living Room

with carpet flooring, alcove storage, rayburn gas stove fitted.

##### Kitchen

with base units, stainless steel single sink & drainer, built in cylinder/airing cupboard with immersion heater.

##### Lounge

with gas fire set in a tiled fireplace

##### Inner Hallway

with storage heater, understairs storage cupboard & door to rear

##### Bathroom

with three piece coloured suite, free standing shower cubicle with overhead "mira" electric shower, storage heater.

### SECOND FLOOR

#### Flat 5

##### Hallway

with storage heater

##### Lounge

with storage heater

##### Kitchen

with single drainer sink unit, fitted base and wall units.

##### Bedroom 1

with storage heater

##### Bedroom 2

#### Flat 6

##### Hallway

with radiator, storage heater

##### Lounge

with radiator

##### Kitchen

with side sink unit, range of fitted wall & base units, built in larder cupboard

##### Bathroom

with panelled bath and wash hand basin, cylinder/airing cupboard

##### Bedroom 1

with radiator

##### Bedroom 2

with radiator

### EXTERNALLY

There is a side and rear service road to the property for access

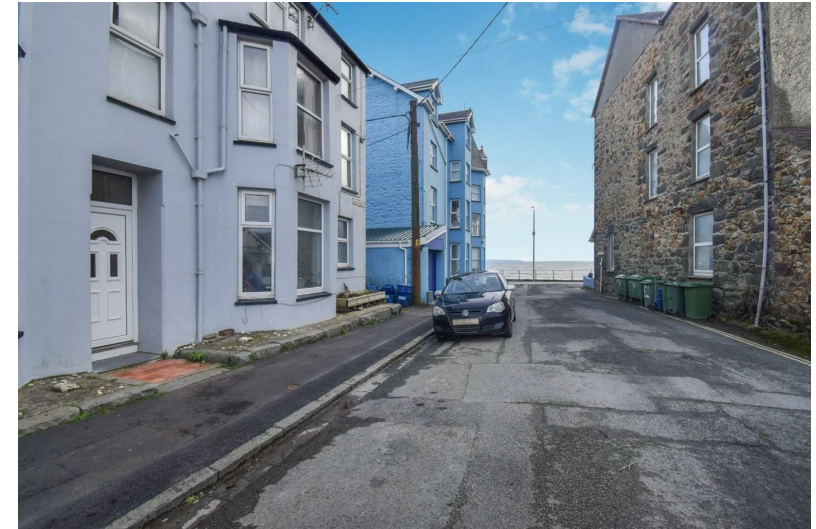
### SERVICES

Mains water, electricity and drainage

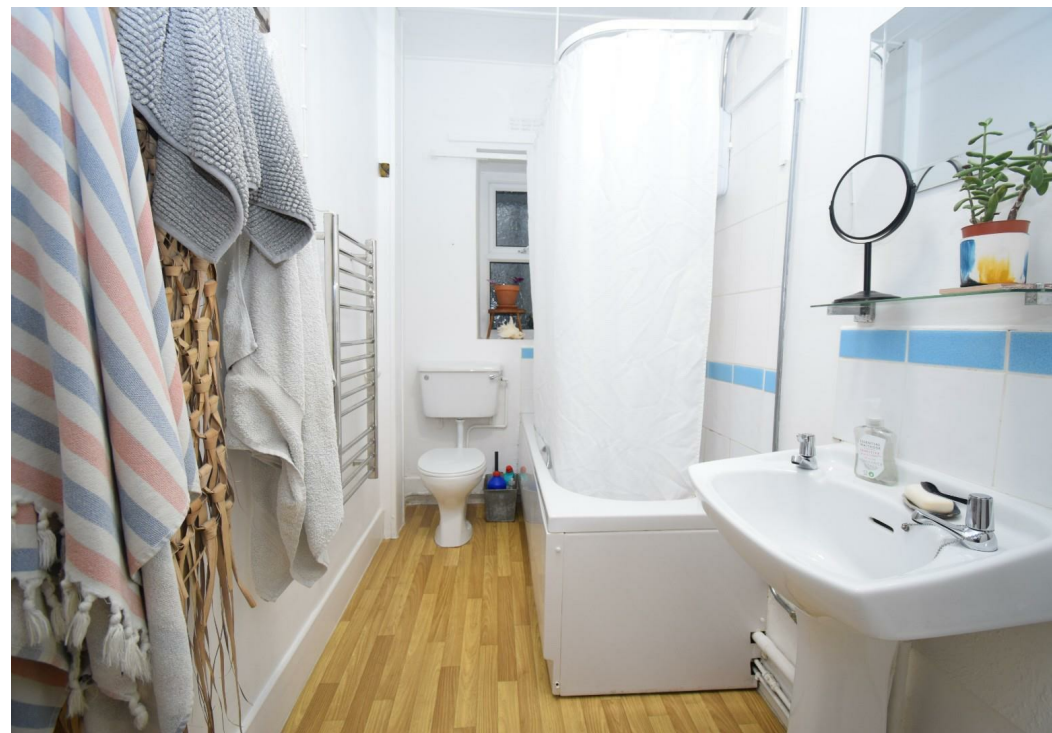
### MATERIAL INFORMATION

Tenure: Sold as freehold. Individual tenancies in place. All tenants have standard occupation contracts under "Renting Homes (Wales) Act 2016" and are entitled to a six month notice period.

Council Tax: Each flat pays individually - all banded a "B".





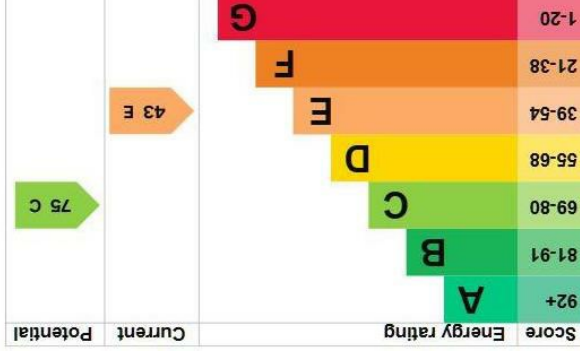




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their



Floor plan Awaited