



Tom Parry

Foinavon, Lon Felin, Criccieth, LL52 0DN

£450,000

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Tom Parry & Co are delighted to offer for sale this perfectly located property on the stunning shoreline of Criccieth.

Apartment 3, Foinavon offers stunning uninterrupted Castle, sea and mountain views from a spacious, light and airy top floor apartment. The property has an open plan living/dining/kitchen area with large picture windows to enjoy the views; as well as two good sized double bedrooms and a large family bathroom. The icing on the cake to this property is the garage to the side - something of a rarity in this area of Criccieth and particularly handy in the summer months!

The splendour of this apartment really needs to be seen to be appreciated!

Ref: C378

ACCOMMODATION

All measurements are approximate

SECOND FLOOR

Entrance Porch

with cloaks storage

Living Room

with large picture window with castle, beach and sea views; hardwood flooring; underfloor heating

Kitchen/Breakfast Room

with range of fitted wall and base units with granite worktops over; inset ceramic sink; integrated electric oven; integrated induction hob with extractor over; integrated dishwasher; picture window with sea and castle views; side window with beach views and views to Moel y Gest

Rear Hallway

with storage cupboard and wardrobe space; hardwood flooring

Bedroom 1

with feature sloping ceiling; hardwood flooring; window to side

Bedroom 2

with window to side with sea and Moel y Gest views; hardwood flooring; eaves storage cupboard

Bathroom

with 'P' shaped bath with shower over; pedestal wash hand basin; low level wc; utility cupboard with space and plumbing for a washer/dryer; heated towel rail

EXTERNALLY

The property is accessed via steps to the side leading to a timber decking area with glazed balustrading to enjoy the stunning views.

The property also has the benefit of a private garage to side.

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure: Leasehold - 999 year lease with 979 years remaining

Ground Rent - Nil

Each apartment is responsible for one third of external repairs

Gwynedd Council Tax Band 'E'







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

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 working ability.

EPC Awaited



Floor plan Awaited