



Tom Parry

'Harlech', Apt 6 Ty Criccieth, Porthmadog Road, Criccieth, LL52 0HQ

£135,000

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Tom Parry & Co are delighted to offer for sale this exquisite property located on Porthmadog Road in the charming town of Criccieth. This stunning flat, converted from a chapel, offers a unique living experience with its historical charm and modern amenities.

The property boasts 21 apartments, each named after surrounding beaches, offering a blend of contemporary design and original features that add character and warmth to the living spaces. The flat has been tastefully decorated, creating a welcoming atmosphere for you to call home.

The property offers communal gardens that surround the building, providing a space to enjoy the outdoors where far reaching sea views can be found at the front of the property. Additionally, you will have the convenience of private designated parking, ensuring that you always have a secure place to park your vehicle.

Early viewing is highly recommended with the High Street amenities, a stone's throw away and the beach just a two minute walk from the front door!

OUR REF: C390

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with wooden effect laminate flooring; radiator; storage cupboard housing water tank.

Kitchen/Lounge (open plan)

With wood effect laminate flooring, 2 x radiators, window to rear.

The kitchen has a range of wall & base units with worktop over; part tiled walls; integrated oven & hob with extractor over; integrated fridge/freezer; space & plumbing for integrated washing machine.

The open plan room is spacious, with large feature windows situated privately overlooking to the rear.

Master Bedroom

a light and airy room with carpet flooring; radiator; featured picture windows with far reaching sea views towards Harlech.

Bathroom

with wood effect vinyl flooring; part tiled walls; stainless steel heated towel rail; low level WC & sink basin, bath with electric "Triton" shower over & shower screen; part panelled walls.

SERVICES

Mains water; drainage & electricity.

EXTERNALLY

The property is accessed via a private tarmac driveway leading to the designated parking spaces at the front of the property. The building has one main entrance with the added bonus of a second door at the other side of the property. Both doors are safely locked by intercom systems.

The property itself is surrounded by communal areas, from lawned grass areas with picnic benches to a stone pebbled walkway at the rear offering some shade. Mature shrubs and plants can be found making the gardens burst with colour.

MATERIAL INFORMATION

Tenure: Leasehold with all leaseholders owning part of the freehold.

Lease term left - 120 years. Service Charge - £2000 pa.

1 designated parking space to each flat - 21 flats all together within building. No pets are allowed on site.

Council Tax: Business Rates Apply. Property run as successful holiday let, meeting the Council's criteria for number of days let.





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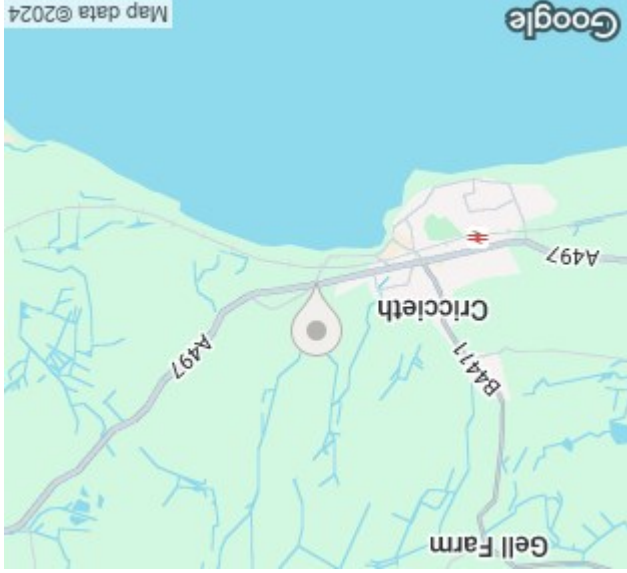
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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