



# Tom Parry

Flat 3, Ty Clyd, Pwllheli Road, Criccieth, LL52 0RR

**£175,900**



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Tom Parry & Co are delighted to offer for sale this charming property located on Pwllheli Road in the picturesque seaside town of Criccieth. This delightful flat boasts 2 bedrooms, offering you a cosy and comfortable living space.

As you step inside, you'll be greeted by a spacious top floor apartment that spans 1,076 sq ft, providing ample room for all your needs. The highlight of this property is undoubtedly the stunning views it offers - enjoy the calming sight of the sea and the majestic Castle right from the comfort of your own home.

In addition to the lovely interior, this property also features communal gardens, perfect for relaxing strolls or enjoying a cup of tea outdoors. Whether you're looking for a peaceful retreat or a place to call home, this property on Pwllheli Road is sure to capture your heart.

This property is successfully operated as a holiday let at present, and would make an excellent investment however it is also so spacious it would make a fantastic home! The property has no onward chain.

**Our Ref: C396**

## ACCOMMODATION

All measurements are approximate

### Entrance Hallway

the second floor apartment is accessed by a communal staircase. The hallway has vinyl floor to the entrance hall, extended to carpet, leaded window to the side, access to roof space and radiator

### Lounge/Diner

with dual aspect windows enjoying sea & Castle views; carpet and two radiators.

### Kitchen

with a range of built in wall & base units; integrated oven; integrated gas hob with extractor fan over; with space and plumbing for washing machine & slim line dishwasher; stainless steel sink and drainer; built in breakfast bar; dual aspect windows; radiator and wood effect vinyl flooring.

### Bedroom 1

with dual aspect windows enjoying sea & Castle views; carpet and radiator

### En -Suite

with tiled shower; low level WC; pedestal wash basin with tiled splashback; heated towel rail and vinyl flooring

### Bedroom 2

with built in double wardrobe; carpet and radiator

### Bathroom

with tiled shower; low level WC; pedestal wash basin with tiled splashback; heated towel rail and vinyl flooring

## EXTERNALLY

with shared facilities including shared driveway to front with allocated parking for one car and lawned garden to the rear, both with a range of mature shrubs and plants.

## SERVICES

All mains services

## MATERIAL INFORMATION

Tenure: Share of freehold. Monthly contribution of £50 per flat made towards upkeep, plus payment towards buildings insurance if necessary.

Council Tax: Business rates apply due to being a holiday let









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.

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

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