



Tom Parry

21A, High Street, Criccieth, LL52 0BS

£225,000

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Tom Parry & Co are delighted to offer for sale this hidden gem of a property, set just behind the High Street of the popular seaside town of Criccieth. This unique property is a converted chapel, that offers a delightful blend of character and modern living. Spanning an impressive 1,109 square feet, this house features a high ceilinged, spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. One of the standout features of this home are the stunning panelled ceilings, which add a touch of elegance and history to the interior, making it a truly statement property.

Step outside to discover a lovely patio area at the rear, where you can unwind while taking in the picturesque countryside views. This outdoor space is ideal for al fresco dining or simply enjoying the serene surroundings. This property really has to be seen to be appreciated, viewing is highly recommended.

Our Ref: C409

ACCOMMODATION

All measurements are approximate

Kitchen

with a range of fitted wall and base units with worktop over; central island with bench seating; space and plumbing for slimline dishwasher; stainless steel sink and drainer; space and plumbing for washing machine; deep cupboard housing tumble dryer; a range of integrated appliances including fridge freezer, AEG double oven with hob and extractor over; feature panelled high ceilings; cupboard housing wall mounted 'Baxi' boiler

Lounge/Diner

with feature high panelled ceiling; electric log burner effect fire set in brickwork surround; tall feature windows; painted exposed floorboards; part panelled walls; door to side

Bedroom 1

with dual aspect windows; panelled ceilings; carpet and radiator

Bedroom 2

with feature exposed stone walls; panelled ceiling with rooflight; carpet and radiator

Shower Room

with large shower cubicle; wall hung wash basin; low level WC; built in storage and heated towel rail

EXTERNAL AREAS

The property is accessed via a shared pathway to the front of the original chapel building off the High Street. There is a pathway to the front door of 'Y Festri' which also leads past the front door to a patio area

with two stone storage sheds at the rear. The patio area overlooks fields to the rear.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold - main residence.

Council Tax: Band A

New roof and windows; fully refurbished throughout.

No onward chain.

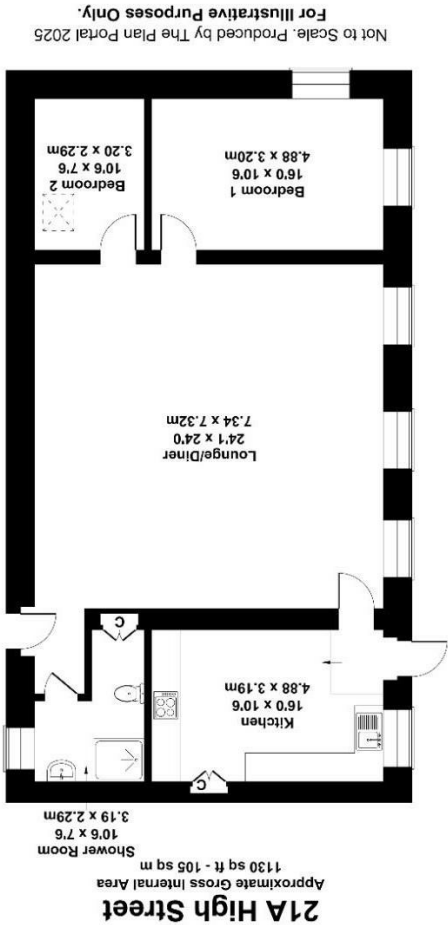






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 E	
21-38	F		
1-20	G		