



Tom Parry

8, Castle Square, Criccieth, LL52 0DR

£275,000

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Nestled in the charming Castle Square of Criccieth, this delightful mid-terrace cottage offers a unique opportunity to own a piece of history, situated just below the iconic Criccieth Castle. The property has been beautifully finished, showcasing a blend of modern comforts and traditional character that is sure to appeal to a wide range of buyers.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-maintained interior reflects a thoughtful design, ensuring that every corner of the home is both functional and aesthetically pleasing.

One of the standout features of this property is the long, well-kept garden that extends to the rear. This outdoor space provides a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. Additionally, a convenient shed is included, offering ample storage for gardening tools or outdoor equipment.

The location is simply superb, with a short stroll leading you to the picturesque promenade. Here, you can enjoy the stunning coastal views and the vibrant atmosphere that Criccieth has to offer. Whether you are looking for a permanent residence or a holiday retreat, this cottage presents an exceptional opportunity to embrace the beauty and charm of this historic seaside town.

Our Ref: C430

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with laminate flooring and under stair store

Living Room

with electric wall mounted natural flame effect fire; laminate flooring and radiator

Kitchen/Diner

with a range of fitted wall and base units; integrated electric oven with hob and extractor fan over; one and a half bowl sink and drainer; space and plumbing for under counter washing machine; door to garden; space for dining table and radiator

FIRST FLOOR

Landing

Bedroom 1

with window to the front; partial Castle views; carpet flooring and radiator

Bedroom 2

with fitted cupboards; window overlooking garden; carpet flooring and radiator

Shower Room

with large shower cubicle; low level WC; wash hand basin on vanity

Bathroom

with panelled bath; low level WC; wash hand basin and radiator

SECOND FLOOR

Attic Bedroom

with dormer window overlooking garden; eaves storage cupboards and carpet flooring

EXTERNALLY

The property is accessed via a small terraced courtyard at the front of the house, ideal for watching the world go by!

At the rear there is a long garden, laid to lawn, with the benefit of a large storage shed housing tumble dryer and freezer currently. The garden is full of mature shrubs and plants.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

Contents available by separate negotiation



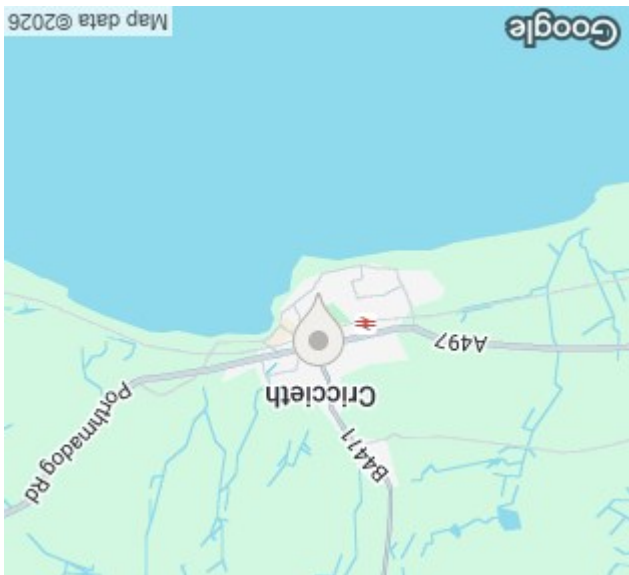




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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