11a Lon Dinas, Criccieth

£189,000 Share of Freehold

Beautifully renovated two-bedroom maisonette • Less than a minute's walk to the beach • Bespoke open-plan kitchen and living space • Underfloor heating throughout the ground floor • South-facing enclosed garden with outdoor cooking area • Garden office • Heritage sash windows and original character features • Lime-plastered walls and eco-conscious renovation throughout • Smart home heating, lighting and security system • Share of freehold with no external landlord

catra

Wedi'i leoli ar Lôn Dinas yng Nghriccieth, mae'r 'maisonette' dwy ystafell wely hwn wedi'i adnewyddu'n hyfryd i greu gofod tawel, ystyrlon sy'n teimlo'n naturiol ac yn gartrefol o'r eiliad dachi'n camu i mewn. Wrth ddod lawr y grisiau o'r drws ffrynt i'r gofod byw, mae newid yn yr awyrgylch - lle sy'n gynnes ac yn groesawgar, gyda lloriau llechi naturiol gyda gwres o dan y llawr, waliau wedi'u plastro gyda 'lime plaster' gyda chorneli crwn, a golau naturiol yn llifo drwy ffenestri 'sash' traddodiadol. Mae'r gegin wedi'i ddylunio'n 'bespoke', gyda sinc Belfast, pantri, a digon o le i fyw bob dydd yn hawdd. Mae drws sy'n llithro ar gau i ganiatáu i'r gofod fod yn agored neu'n fwy preifat, gan greu hyblygrwydd yn y cartref.
Mae'r llawr gwaelod yn llifo'n hyfryd allan i'r ardd gaeedig sy'n gwynebu'r De, gyda lle i fwyta tu allan ac swyddfa ardd. O'r fan hon, mae'r traeth o fewn llai na munud o gerdded - cysylltiad arbennig â'r amgylchedd. I fyny'r grisiau, ceir dwy ystafell wely ddwbl, gan gynnwys prif ystafell eang gyda ffenestr bae a cypyrddau wedi'u hadeiladu'n arbennig, ynghyd ag ystafell ymolchi fychan gyda bath a chawod 'RainFall'. Drwy'r cartref, mae deunyddiau naturiol a manylion meddylgar - waliau wedi'u paentio â phaent 'linseed' naturiol, insiwleiddio cryf â gwlân dafad, a system cartref clyfar sy'n rheoli gwresogi a'r goleuadau, o'ch ffôn

Mae Criccieth yn gymuned fywiog gyda llwybrau cerdded, ysgolion, nofio gwylt, siopau a chaffis ar stepen y drws - ond yma, y môr sydd wrth galon bywyd bob dydd. Cartref i'r rhai sy'n gwerthfawrogi symlrwydd, ansawdd, a ffordd fwy ymwybodol o fyw.

EPC - C

Band Treth Cyngor - B

Gwres Canolog Nwy

Ffenestri Haen Dwbwl 'Heritage Sash Windows' drwy'r tŷ

"Share of Freehold" - Mae costau cynnal a chadw yn gymhedrol. Yn ymarferol, mae hyn yn golygu eich bod yn rhannu cost yswiriant adeilad blynyddol ac unrhyw waith trwsio allanol achlysurol gyda'r eiddo arall ar sail 50/50.

Ni fydd LTT yn daladwy ar yr eiddo hwn.

Located on Lôn Dinas in Criccieth, this beautifully renovated two-bedroom maisonette has been carefully reimagined to create a calm, meaningful space that feels both natural and welcoming from the moment you step inside.
As you descend the steps from the front door into the living space, there's an immediate shift in atmosphere - a warm and inviting setting with natural slate floors and underfloor heating, lime-plastered walls with soft rounded edges, and natural light flowing through traditional sash windows. The kitchen has been bespoke designed, featuring a Belfast sink, pantry, and plenty of space for everyday living. A sliding door allows the space to be either open and sociable or more private, offering flexibility within the home. The ground floor flows beautifully out into the enclosed, south-facing garden, with space for outdoor dining and a garden office. From here, the beach is less than a minute's walk away - a truly special connection to the surrounding environment.

Upstairs are two double bedrooms, including a generous main bedroom with a bay window and bespoke built-in wardrobes, alongside a compact bathroom with a bath and rainfall shower. Throughout the home, natural materials and thoughtful details are evident - walls painted with natural linseed paint, strong insulation using sheep's wool, and a smart home system controlling heating and lighting from your phone. Criccieth is a vibrant community with walking routes, schools, shops, cafés and wild swimming on your doorstep - but here, it's the sea that sits at the heart of everyday life. A home for those who value simplicity, quality, and a more mindful way of living.

EPC – C
Council Tax Band – B
Gas Central Heating
Double glazed heritage sash windows throughout

Share of Freehold – upkeep costs are modest. In practical terms this means you share the annual building insurance premium and occasional exterior repairs with the other property 50/50.

LTT would not be payable on this property

Cartref tawel camau o'r môr, gyda gardd heulog a gofod byw modern.

A calm coastal home moments from the beach, with a sunny garden and modern living.

Council Tax band: B

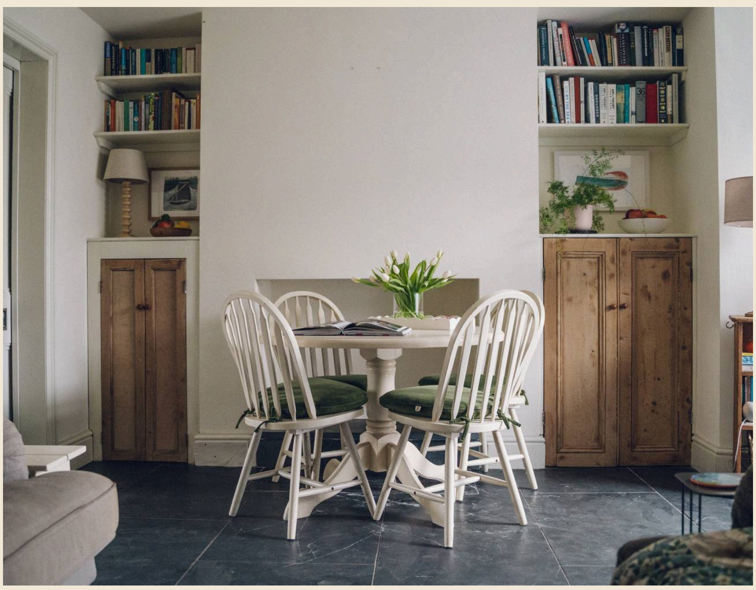
Tenure: Share of Freehold

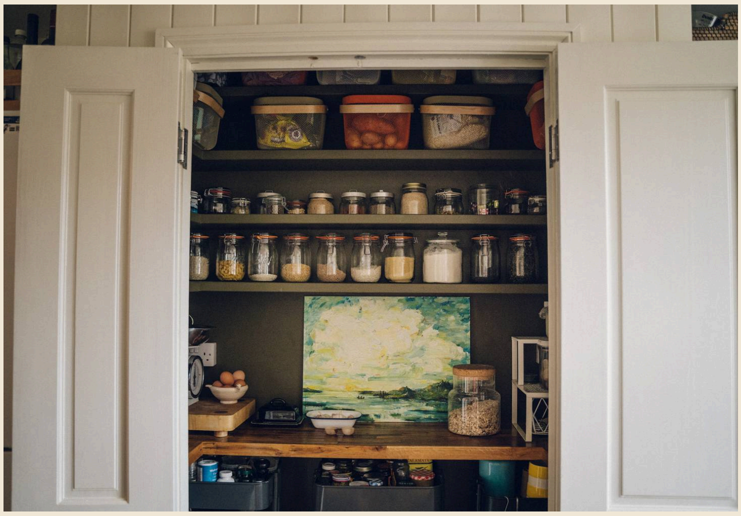
EPC Energy Efficiency Rating: C

- Beautifully renovated two-bedroom maisonette
- Less than a minute's walk to the beach
- Bespoke open-plan kitchen and living space
- Underfloor heating throughout the ground floor
- South-facing enclosed garden with outdoor cooking area
- Garden office
- Heritage sash windows and original character features
- Lime-plastered walls and eco-conscious renovation throughout
- Smart home heating, lighting and security system
- Share of freehold with no external landlord

Ystafell Fyw / Living Room
15' 8" x 14' 8" (4.77m x 4.46m)
Ystafell fyw cynllun agored sy'n cynnwys lle eistedd a bwyta - y gofod cyntaf wrth ddod i mewn. Lloriau llechi naturiol gyda gwres o dan y llawr, a chypyrddau pren wedi'u hadeiladu'n arbennig sy'n cadw'r gofod yn dawel ac yn daclus. Mae'r drysau llithro'n agor i'r gegin, gan greu canolbwynt cymdeithasol perffaith. Waliau 'lime plaster', wedi'u paentio gyda phaent eco-gyfeillgar. Gofod cynnes, wedi'i insiwleiddio'n dda ac yn dawel.

An open-plan living and dining space - the first room you enter. Natural slate flooring runs throughout with the comfort of underfloor heating, while bespoke wooden cupboards keep the space calm and uncluttered. Pocket doors open into the kitchen, creating a sociable, flexible layout - ideal for both working from home and entertaining. Lime-plastered walls with eco paint, a highly insulated and peaceful space forming the heart of the home.





Cegin / Kitchen
9' 9" x 11' 7" (2.96m x 3.52m)
Gofod arbennig sydd wedi'i gynllunio'n ofalus - nid cegin arferol. Unedau bespoke gyda storfa glyfar, gan gynnwys pantri wedi'i guddio tu ôl i ddrysau. Ceir sinc Belffast a pheiriant golchi llestri integredig. Pren wedi'i baentio â phaent linseed naturiol, a sedd ffenestr Fictoraidd wreiddiol wedi'i dddarganfod a'i adnewyddu. Ffenestr sash yn edrych dros yr ardd, gyda drws gwydr paentiedig yn arwain allan a chilfach storio ymarferol.

A thoughtfully designed, bespoke kitchen with well-considered storage, including a concealed walk-in pantry. A Belfast sink and integrated dishwasher add practicality, while natural linseed-painted woodwork creates a soft, warm feel. An original Victorian window seat has been revealed, with a sash window overlooking the garden. A painted glass door leads outside, with a useful storage nook.

Toiled a 'Utility/ Bathroom and Utility 8' 4" x 6' 1" (2.53m x 1.86m)

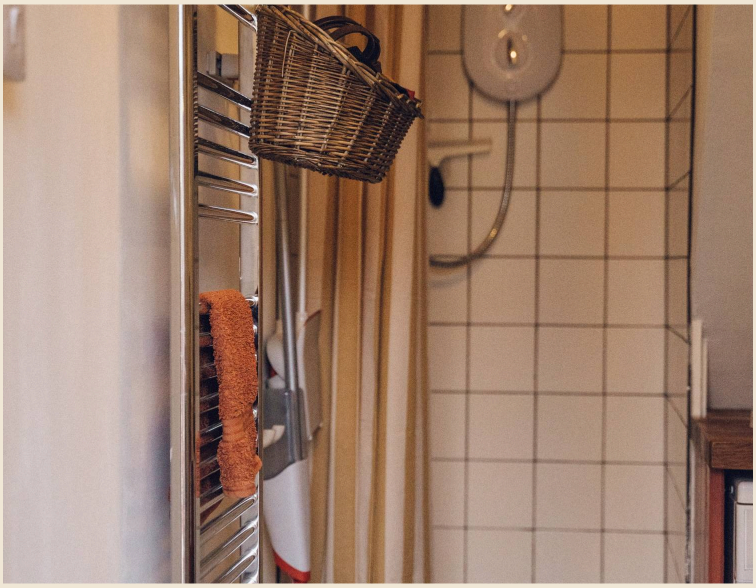
Gofod ymarferol wedi'i leoli wrth ymyl y drws cefn - perffaith ar ôl diwrnod ar y traeth. Ceir toiled a sinc, ynghyd â chawod drydanol. Mae 'radiator' a phlymio ar gyfer peiriant golchi dillad yma hefyd.

A practical space positioned beside the back door - ideal after a day at the beach. It includes a WC and sink, along with a stand-in electric shower. There is also a radiator and plumbing for a washing machine.

Swyddfa Gardd / Garden Office

Ased gwych i'r cartref yw'r swyddfa ardd hon, wedi'i lleoli yn yr ardd dim ond camau o'r gegin. Gofod clyfar i weithio o adref, gyda thrydan a wifi wedi'u cysylltu. Mae wedi'i baentio â phaent Swedaidd hardd, wedi'i insiwleiddio'n dda ac mae ganddi dô 'byw' fel gardd fach.

A wonderful addition to the home, the garden office sits just steps from the kitchen within the garden itself. A clever space for working from home, complete with electricity and wifi. Finished in beautiful Swedish paint, it is insulated and even features a living garden roof.



Ystafell Molchi / Bathroom 8' 0" x 3' 4" (2.45m x 1.01m)

Ystafell ymolchi gryno sydd wedi gwneud defnydd clyfar o'r gofod. Ceir toiled a sinc yma, ynghyd â bath gyda chawod "rainfall" wedi'i chuddio'n daclus. Mae silffoedd agored a phaneli pren wedi'u paentio â phaent linseed naturiol.

A compact bathroom that makes clever use of space. Here you will find a WC and sink, alongside a bath with a neatly integrated rainfall shower above. Open shelving and linseed-painted wooden panelling add warmth and character.

Ystafell Wely 1 / Bedroom 1 10' 6" x 10' 4" (3.19m x 3.15m)

Ystafell wely ddwbl dawel a chysurus sy'n edrych dros yr ardd gefn ac yn derbyn golau'r prynhawn. Mae ffenestr sash draddodiadol fawr a lloriau pren gwreiddiol yn ychwanegu cynhesrwydd i'r gofod. Ceir silffoedd uwchben ynghyd â chilfach hyfryd ar gyfer desg - gyda'r awel fôr ffres yn llifo i mewn.

Overlooking the rear garden, this peaceful double bedroom enjoys the afternoon light. A large heritage sash window and wooden floors create a calm and restful atmosphere, while overhead shelving and a thoughtful desk nook with the fresh sea air drifting through.

Ystafell Wely 2 / Bedroom 2
15' 4" x 10' 4" (4.68m x 3.14m)
Dyma'r brif ystafell wely - gofod eang a llawn golau gyda ffenestr bae fawr yn edrych dros flaen y tŷ ac yn derbyn haul y bore. Mae lloriau pren gwreiddiol, nenfwd uchel a chypyrddau wedi'u hadeiladu'n arbennig yn ychwanegu cynhesrwydd a storfa ymarferol, gyda digon o le ar gyfer gwely mawr. Mae'r ffenestr bae yn creu'r man perffaith i eistedd gyda llyfr a gorffwys ar ddiwedd y dydd.

The main bedroom is spacious and filled with morning light through a large bay window overlooking the front of the house. Original wooden floors, high ceilings and bespoke built-in wardrobes add warmth and practicality, with plenty of room for a large bed. The bay window creates the perfect place to sit with a book and unwind - a calm escape at the end of the day.

Yr Ardd / Garden

Mae'r ardd hon yn un o uchafbwyntiau'r cartref - gofod heulog sydd bron yn teimlo fel estyniad naturiol o'r tŷ ei hun. Mae'r cysylltiad rhwng y gegin a'r ardd wedi'i ystyried mor ofalus; ar ddiwrnod cynnes gellir agor y ffenestr sash a phasio bwyd a diodydd allan yn syth i ffrindiau sy'n eistedd yn yr haul. Mae'r ardd wedi'i rhannu'n glyfar i greu gwahanol leoedd i fyw a mwynhau drwy'r dydd. Mae'r ardal fwyta yn gymdeithasol ac agored, gyda digon o le i ymgynyll gyda theulu a ffrindiau dros fwyd hir yr haf. Ychydig ymhellach ymlaen ceir cornel dawel gyda lle i osod cadeiriau haul a mwynhau'r haul drwy'r dydd mewn preifatrwydd. Ar gefn yr ardd mae cegin awyr agored 'bespoke' wedi ei wneud â llechi - manylyn arbennig sy'n gwneud y gofod yn teimlo'n unigryw ac wedi'i greu ar gyfer byw'n araf a chysylltiedig. Mae'r swyddfa ardd hefyd yma, ynghyd â mynediad uniongyrchol allan i'r lôn gefn tawel sy'n arwain yn syth at y traeth o fewn eiliadau. Mae'r ardd gyfan yn teimlo'n breifat, tawel a chroesawgar - rhywle i arafu, byw allan, a mwynhau rhythm syml bywyd arfordirol.

The garden is undoubtedly one of the highlights of this home - a sun-filled space that feels like a natural extension of the house itself. The connection between indoors and out has been thoughtfully considered; on warm days, the kitchen sash window can be opened to pass food and drinks directly out to friends gathered in the garden. The space has been cleverly divided into different areas for living and relaxing throughout the day. The dining area is sociable and generous, perfect for long summer evenings with family and friends, while another quieter corner is ideal for deck chairs and slow afternoons spent in the sun. At the rear of the garden sits a bespoke outdoor kitchen with natural slate worktops - a beautiful detail that makes the space feel unique and designed for easy outdoor living. The garden office is tucked neatly alongside it, while direct access to the rear alleyway leads straight down to the beach within moments. Private, quaint and wonderfully calm, this garden captures the slower rhythm of coastal living and offers a rare sense of escape so close to the sea.

Lleoliad: Criccieth

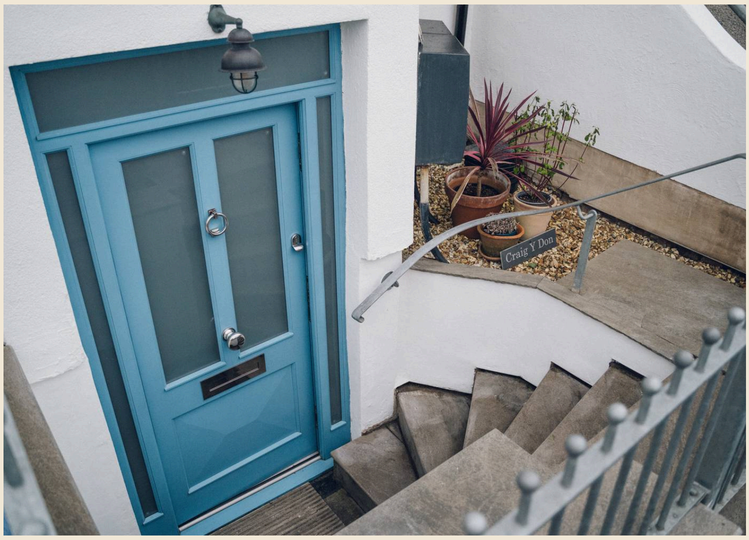
Mae Criccieth wastad wedi dal lle arbennig yng nghalonnau pobl leol - hufen iâ o Cadwaladers, padlo yn y môr o dan y castell, a machlud haul dros Benllŷn. Ond y tu hwnt i'r atgofion, mae Criccieth heddiw yn lle bywiog a chroesawgar, ac yn dod yn fwyfwy cyffrous fel lle i fyw. Mae yma deimlad cryf o gymuned. Mae mynd am dro boreol yn troi'n sgyrsiau bach, mae pobl yn dweud helo wrth gerdded y ci, ac nid yw Lôn Dinas yn eithriad - stryd dawel a chyfeillgar lle mae bywyd yn teimlo'n hawdd ac yn gysylltiedig. Sŵn y gwylanod uwchben a'r traeth gerllaw yn creu rhythm arafach i fywyd bob dydd. Mae'r dref yn cynnig cydbwysedd hyfryd rhwng y môr a'r gymuned, gyda chaffis a bwytai annibynnol o fewn pellter cerdded - llefydd i arafu, cyfarfod a mwynhau bywyd bob dydd. Mae 'Y Maes' yn ganolbwynt modern a chymdeithasol i'r gymuned, gyda bwyd gwych, nosweithiau hamddenol a lle i eistedd gyda'r teulu i chwarae gemau bwrdd. Mae hefyd yn cynnal gweithdai a digwyddiadau rheolaidd, gan ychwanegu at yr ymdeimlad creadigol a bywiog sydd i'w deimlo yn y dref. O'r eiddo ei hun, mae mynediad hawdd i ysgolion lleol, parciau, siopau a llwybrau cerdded o amgylch y dref. Mae archfarchnadoedd ym Mhorthmadog a Phwllheli, ac mae gwasanaethau bws lleol yn rhedeg drwy'r dref yn gyfleus. Mae'r dref hefyd yn elwa o wasanaethau iechyd lleol, gan gynnwys meddygfa a deintydd. Mae byw yma'n teimlo'n llai am frysio ac yn fwy am berthyn - tref arfordirol gyda chynhesrwydd, cymeriad a gwir ymdeimlad o le.

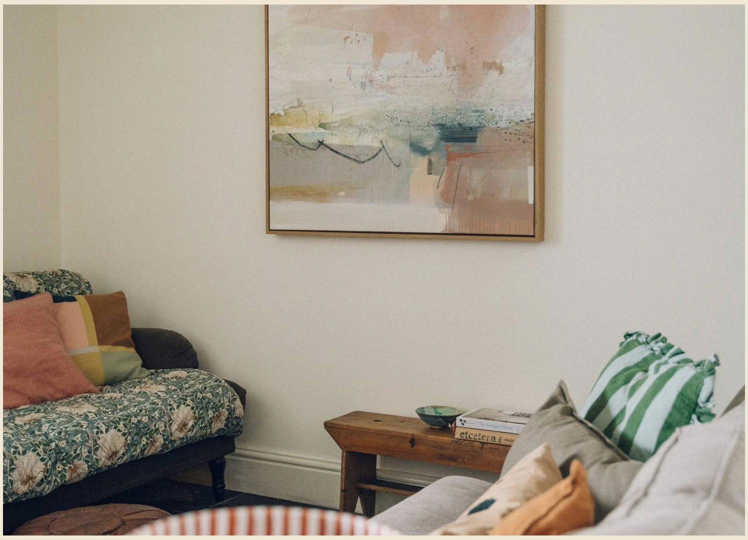
Location: Criccieth

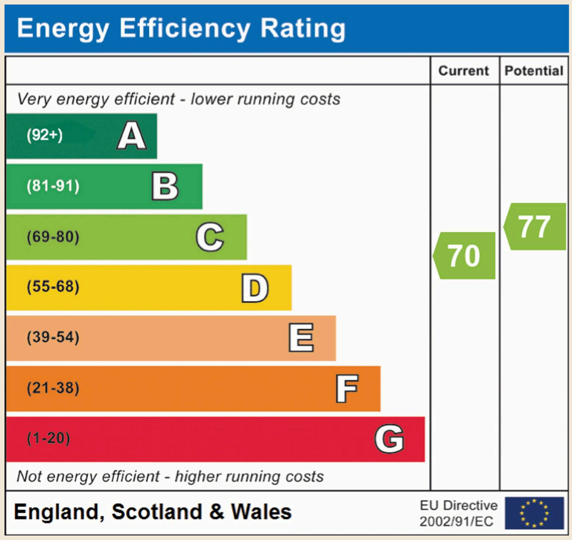
Criccieth has always held a special place in the hearts of local people - ice creams from Cadwaladers, paddling in the sea beneath the castle, and long sunsets stretching across Penllŷn. But beyond the nostalgia, modern-day Criccieth feels vibrant, welcoming, and increasingly exciting as a place to live. There is a strong sense of community here. Morning walks often turn into casual conversations, people stop to say hello when walking the dog, and Lôn Dinas is no exception - a quiet, friendly street where life feels easy and connected. The sound of seagulls overhead and the nearby beach create a slower rhythm to everyday life. The town offers a wonderful balance of coast and community, with independent cafés and eateries within walking distance — places to slow down, meet others, and enjoy the everyday. Y Maes has become a modern social hub for the town, offering great food, relaxed evenings, and a place to sit with family and enjoy board games. It also hosts regular workshops and events, adding to the creative and lively feel that runs through Criccieth. For those drawn to the outdoors, there is wild swimming, a beachside sauna, and endless coastal walks, while food lovers are equally well catered for. From the property itself, there is easy access to local schools, parks, shops and walking routes through the town. Larger supermarkets can be found in Porthmadog and Pwllheli, while local bus routes run conveniently through Criccieth. The town also benefits from local healthcare services, including a doctor's surgery and a dentist. Living here feels less about rushing and more about belonging - a coastal town with warmth, character, and a true sense of place.

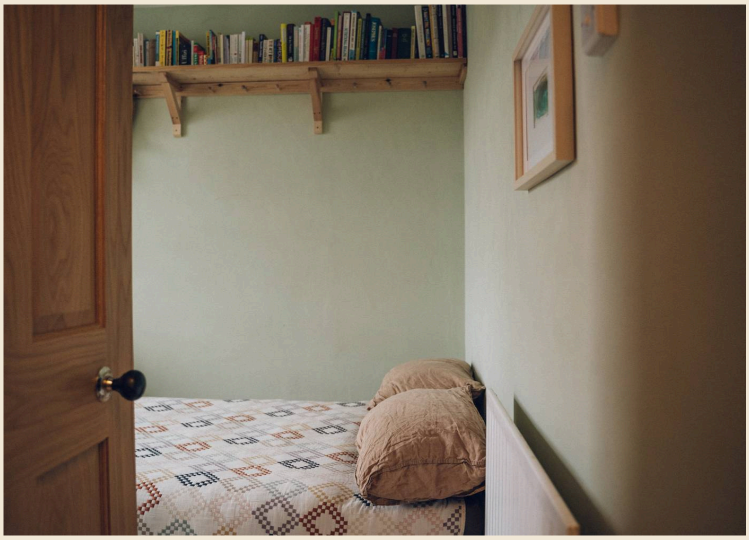
CABINS

BOOKS for COOKS


Craig Y Don




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
77
England, Scotland & Wales
EU Directive 2002/91/EC



Living Room
21.04 m²
Kitchen
10.87 m²
Hall
6.12 m²
Bedroom
8.59 m²
Bedroom
13.20 m²
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