



**Tom Parry**

Flat 1 - Dubrovnik, Upper Morannedd, Criccieth, LL52 0PP

**£275,000**

## Flat 1 - Dubrovnik Upper Morannedd, Criccieth, LL52 0PP

Tom Parry & Co are delighted to offer for sale this fantastic ground floor flat, situated on the much sought after residential road of Upper Morannedd in Criccieth. The property is a successful holiday let on the ground floor, making it an attractive option for those seeking a steady rental income but would equally make a lovely primary residence.

The flat offers fantastic living accommodation as well as a good sized kitchen/diner, utility room and two double bedrooms. One of the standout features of this home is the breath-taking views of the sea, mountains and the historic castle, which can be enjoyed from various vantage points throughout the property. The picturesque surroundings of Criccieth, with its stunning coastline and rich history, further enhance the allure of this residence.

Whether you are looking for a home, a holiday retreat, or an investment opportunity, this property in Upper Morannedd is sure to impress. With its beautiful views and prime location, it is a rare find in the market. Do not miss the chance to make this exceptional flat your own.

**Our Ref: C411**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with timber effect LVT flooring; radiator; fitted wardrobe/cupboard. Currently there is a connecting door to a staircase to the first floor flat, but this will be permanently locked.

#### Living Room

with 'wall to wall' picture window to the front enjoying stunning sea & mountain views; brick fireplace with electric log burner effect fire; timber effect LVT flooring and radiator

#### Kitchen

with a range of fitted wall and base units; integrated electric oven and hob with extractor fan over; built in larder cupboard; space for table and chairs; one and a half bowl stainless steel sink and drainer; space for under counter fridge and radiator

#### Utility Room

with space and plumbing for washing machine; stainless steel sink and drainer and door to rear

#### Rear Hallway

with door to rear

#### Bedroom 1

with picture window enjoying mountain, sea & castle views; carpet flooring and radiator

#### Bedroom 2

with carpet flooring and radiator

#### Bathroom

with 'P' shaped bath with shower over; wash basin and radiator

#### Separate WC

with low level WC; wash basin and wall mounted 'Worcester' boiler

#### EXTERNALLY

The property is accessed via a private drive to the front of the house. It is envisaged that a single space will be allocated to the ground floor flat, along with the attached garage.

Steps to the western side of the front garden provides alternative pedestrian access from the pavement. Enjoying far reaching views, there is a private patio and garden to the front of the house. This area, together with a sloping lawn is to the western side of the flat, are well stocked with a range of mature plants and both for exclusive use of this flat.

#### SERVICES

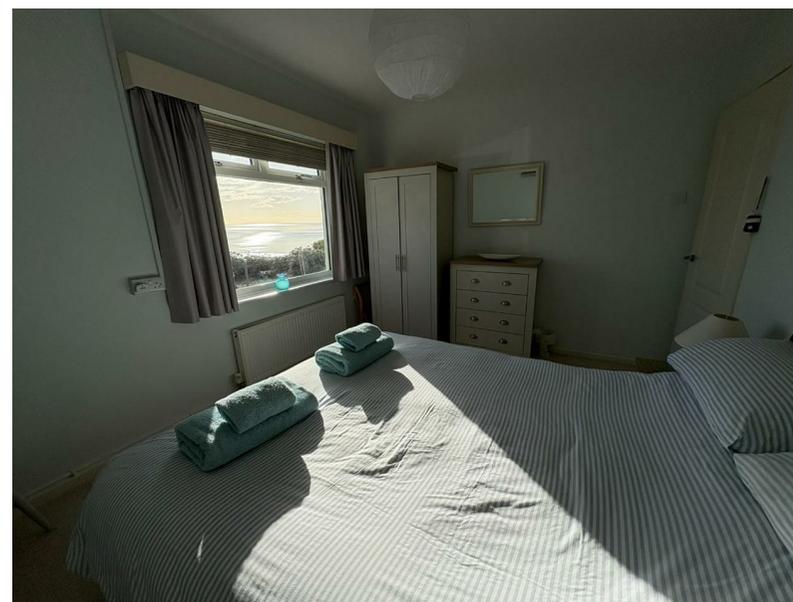
All mains services

#### MATERIAL INFORMATION

Tenure: It is envisaged that if the flats are sold separately this would be done on a 999 year leasehold with share of freehold basis. At the time of sale the staircase between the two flats would remain, though access would be restricted to the owner of the upper flat only. The connecting door would be permanently locked. There would be potential to agree for the removal of the staircase at a later date between the two new owners, to increase the floor space of each of the flats.

Council Tax: The property is currently exempt and subject to Business Rates as it is a Furnished Holiday Let, achieving the minimum 182 days set out by the council for holiday lets. We would envisage that the flat would be Band C if residential.

Note that the two flats are also being advertised as a whole building.







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.

