

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft | 4 Bedroom Semi-Detached Seafront Property

Maes-Y-Don

Criccieth, LL52 0HW

£500,000

www.lwhproperty.com



Maesydon, Beach Bank, Criccieth, LL52 0HW

Situated in a prestigious seafront position, properties on Beach Bank rarely come to the market. Maes Y Don represents the first property to reach the open market in recent times, offering an exceptional opportunity to acquire a project property and create your dream coastal home.

This four-bedroom semi-detached property is one of just six homes along Beach Bank, a stone's throw from Criccieth Beach. It enjoys panoramic views across Cardigan Bay towards the Snowdon mountain range, with Criccieth Castle clearly visible to the west of Maes y Don.

Prin iawn y daw eiddo ar y farchnad agored ym Min y Traeth, Criccieth, gan gynnig cyfle unigryw i brynu prosiect sydd â'r potensial i greu cartref arfordirol perffaith. Mae'r eiddo pedair ystafell wely hwn yn cynnig golygfeydd godidog ar draws Bae Ceredigion ac Eryri, gyda'r castell i'w weld yn glir i'r gorllewin.

Maes Y Don is a renovation project throughout, with considerable potential for further development.

Criccieth is a picturesque seaside town renowned for its sandy beaches, scenic coastal walks and iconic hilltop castle overlooking Cardigan Bay. With its traditional cafés, independent shops, restaurants and welcoming community, the town offers a relaxed coastal lifestyle while remaining well connected to the wider attractions of North Wales.



The accommodation comprises a central hallway leading to two reception rooms, each featuring a fireplace and windows overlooking the coastline. To the rear is a dining room, which leads through to the kitchen. The rear extension provides a rear porch, shower room and pantry.

Upstairs, there are two double bedrooms to the front, each enjoying views over the coastline, along with a further double bedroom to the rear. A family bathroom is located at the end of the hallway, with a fourth bedroom situated behind the staircase. The loft is accessed via a hatch with a fitted ladder.

The accommodation comprises:

Ground Floor:

Entrance Hallway - 2.32m x 3.48m

Reception Room - 3.67m x 4.09m

Living Room - 3.73m x 4.23m

Dining Room - 3.35m x 3.74m

Kitchen - 2.47m x 3.45m

Shower Room - 1.20m x 1.20m

Pantry - 0.7m x 1.5m

Porch - 1.0m x 1.0m

First Floor:

Landing

Bedroom 1 - 3.60m x 3.81m

Bedroom 2 - 3.56m x 4.37m

Bedroom 3 - 3.0m x 3.30m

Bedroom 4 - 2.70m x 2.80m

Bathroom - 1.80m x 2.20m

***Double Glazed Windows | Gas Central Heating | Mains Services (Untested)
EPC: TBC | Council Tax Band: E***

Important Information:

Directions: From Y Maes in Criccieth, proceed across the railway crossing and bear left onto Penpaed Road. Before reaching the junction with the seafront, bear left onto Beach Bank, heading towards the Cae'r Wylan Hotel. The property is situated on the left-hand side, opposite the third public bench from Penpaed Road.

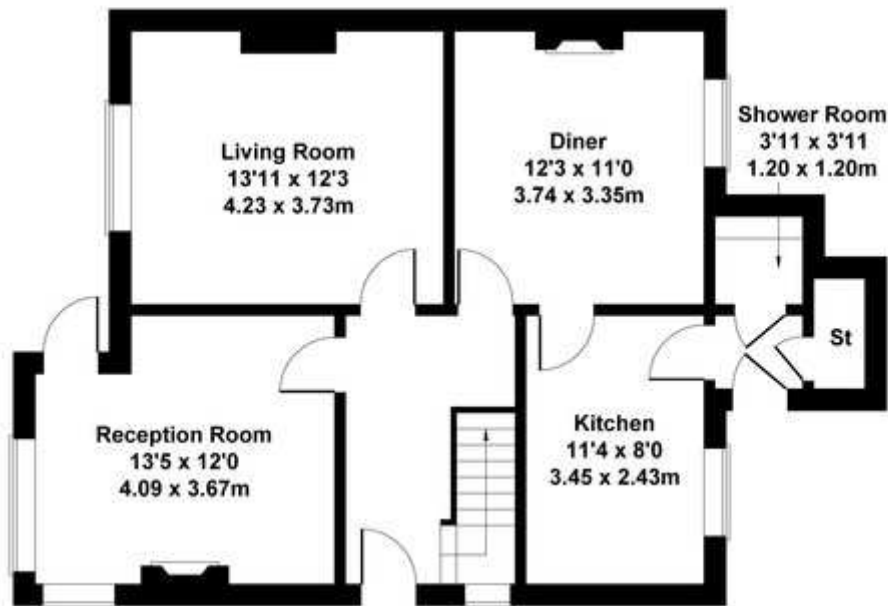
Tenure: We understand that the tenure of this property is Freehold.

Method of Sale: The property is offered for sale by Private Treaty.

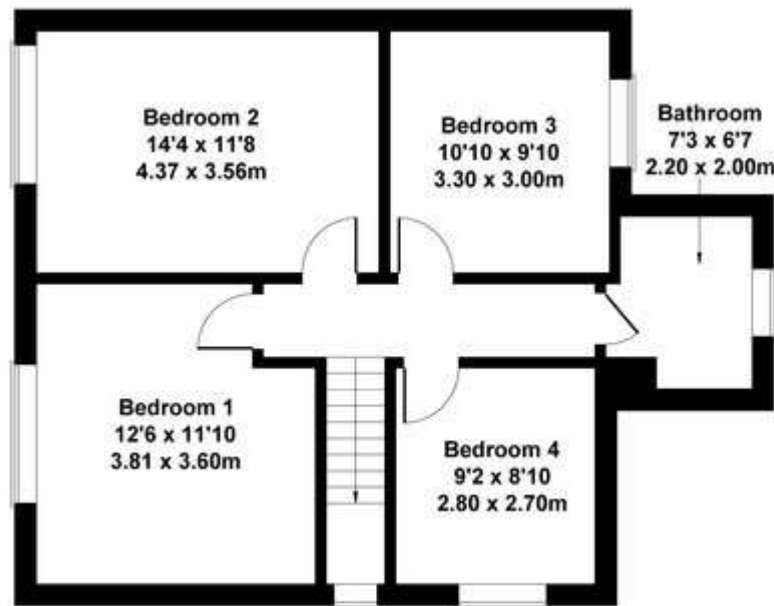
Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Maes Y Don, Beach Bank, Criccieth, Gwynedd, LL52 0HW

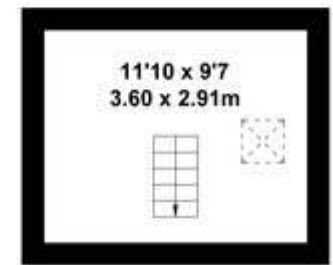
Approximate Gross Internal Area
1518 sq ft - 141 sq m



GROUND FLOOR



FIRST FLOOR



LOFT

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Planning: The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.