



**TULLOCH
& CARTER**

The Castle Keep

Marine Crescent, Criccieth, Gwynedd, LL52 0EA



The Castle Keep



"A rare coastal sanctuary overlooking Cardigan Bay, offering panoramic rooftop views, flexible family accommodation and a two bedroom holiday cottage, all within one of North Wales' most sought-after seaside locations."



Welcome To The Castle Keep

Combining an exceptional beachfront position, breathtaking coastal views and remarkable versatility, Castle Keep presents a rare opportunity to acquire a home that embodies the very best of coastal living.

Occupying a commanding position directly opposite the shoreline, this substantial residence enjoys uninterrupted sea views, generous open-plan living spaces, four double bedrooms and the added benefit of a beautifully appointed holiday cottage known as The Cove.

From the moment you arrive, the connection to the sea is impossible to ignore. Begin your mornings with a coffee while watching the tide roll in, take an early stroll along the beach, or launch a paddleboard from the shoreline just moments from your front door. Here, the rhythm of daily life is shaped by the coast, creating a setting that feels a world away from the demands of modern living.

At the heart of the home, light-filled living spaces have been designed to bring family and friends together, whether hosting summer gatherings, enjoying relaxed evenings after a day exploring the coastline, or simply unwinding while taking in the ever-changing sea views.

Crowning the property is an extraordinary rooftop terrace, undoubtedly one of Castle Keep's most spectacular features. From sunrise over the bay to sunset behind the iconic Criccieth Castle, this elevated vantage point provides a front-row seat to some of North Wales' most captivating scenery. Long summer evenings entertaining under open skies, alfresco dining with the sound of the waves below, and sunset drinks overlooking Cardigan Bay become part of everyday life.

The inclusion of The Cove further enhances the property's appeal, offering excellent flexibility as guest accommodation, independent living space for family members, or a proven holiday let generating additional income.

Whether you're seeking a permanent coastal residence, a luxurious retreat to escape to throughout the year, or a property with established income potential, Castle Keep delivers an exceptional blend of lifestyle, flexibility and investment appeal in one of North Wales' most desirable seaside locations.







Inside The Home

Stepping inside, you are welcomed into the heart of the home — a beautifully designed living environment where comfort, sociability and coastal living come together effortlessly.

Flooded with natural light, the living, dining and kitchen areas create an inviting atmosphere perfectly suited to modern family life and entertaining alike. The current owners have invested significantly in the property, including replacement windows throughout, allowing natural light to pour in while maximising the wonderful sea views from multiple aspects. A comprehensive new heating and plumbing system also provides modern comfort and efficiency throughout the home.

The generous living space offers ample room for multiple seating areas centred around the fireplace, creating the perfect setting to gather with family and friends after a day by the coast or simply relax while watching the changing colours of Cardigan Bay. Adding further character is a cellar hatch providing access to a useful wine cellar below — an ideal space for storing a collection of fine wines or creating a unique feature for those who enjoy entertaining.

The kitchen has been thoughtfully designed to balance practicality with contemporary style, featuring extensive fitted cabinetry, generous work surfaces and ample preparation space. For those seeking a more open-plan arrangement, the stud wall separating the kitchen can easily be removed, creating one impressive open-plan kitchen, dining and living space that would further enhance the flow of the home and its entertaining potential.

Versatile, light-filled and designed for modern living, this welcoming space forms the social heart of Castle Keep and perfectly complements the relaxed coastal lifestyle it offers.









First Floor

The first floor continues the home's sense of space and comfort, offering four generously proportioned double bedrooms, thoughtfully arranged to provide flexible accommodation for both family life and visiting guests.

The principal bedroom enjoys its own private en-suite shower room, discreetly accessed via a wonderfully quirky hidden bookshelf door, adding a distinctive sense of charm and individuality rarely found in modern homes.

Three further double bedrooms are positioned to provide excellent proportions and versatility, each offering a calm and comfortable retreat with ample space for furnishings and relaxation. These rooms are ideal for family members, guests, or even flexible use as additional living space, home office areas or occasional overflow accommodation when entertaining.

Serving the remaining accommodation is a beautifully appointed family bathroom, designed with a true sense of luxury and indulgence. A striking freestanding bath creates an elegant focal point, perfect for long, relaxing soaks after coastal walks or days spent on the beach. This is complemented by a generous walk-in rainfall shower, offering a contemporary spa-like experience, while an integrated body dryer adds a further layer of boutique hotel-style comfort and convenience.

Several of the bedrooms enjoy attractive outlooks towards the sea, Criccieth Castle and the surrounding coastline, ensuring the spectacular setting remains an integral part of everyday life. The generous proportions throughout create bright and welcoming spaces, ideal for both everyday living and hosting visiting family and friends.

A spacious landing enhances the sense of openness on the first floor while providing access to the staircase leading to the property's exceptional rooftop terrace above.

Designed to offer both comfort and flexibility, the accommodation is perfectly suited to permanent family living, a luxurious coastal retreat, or a home capable of accommodating guests throughout the year.







Roof Terrace & The Cove

Roof Terrace: Undoubtedly one of Castle Keep's defining features, the rooftop terrace elevates the property into something truly exceptional, offering a private sanctuary set high above the shoreline. From here, panoramic views unfold in every direction. To one side, the iconic silhouette of Criccieth Castle rises dramatically above the town, its ancient stonework illuminated beautifully as the light shifts throughout the day. To the other, the open waters of Cardigan Bay stretch endlessly towards the horizon, changing character with the tides, weather and seasons.

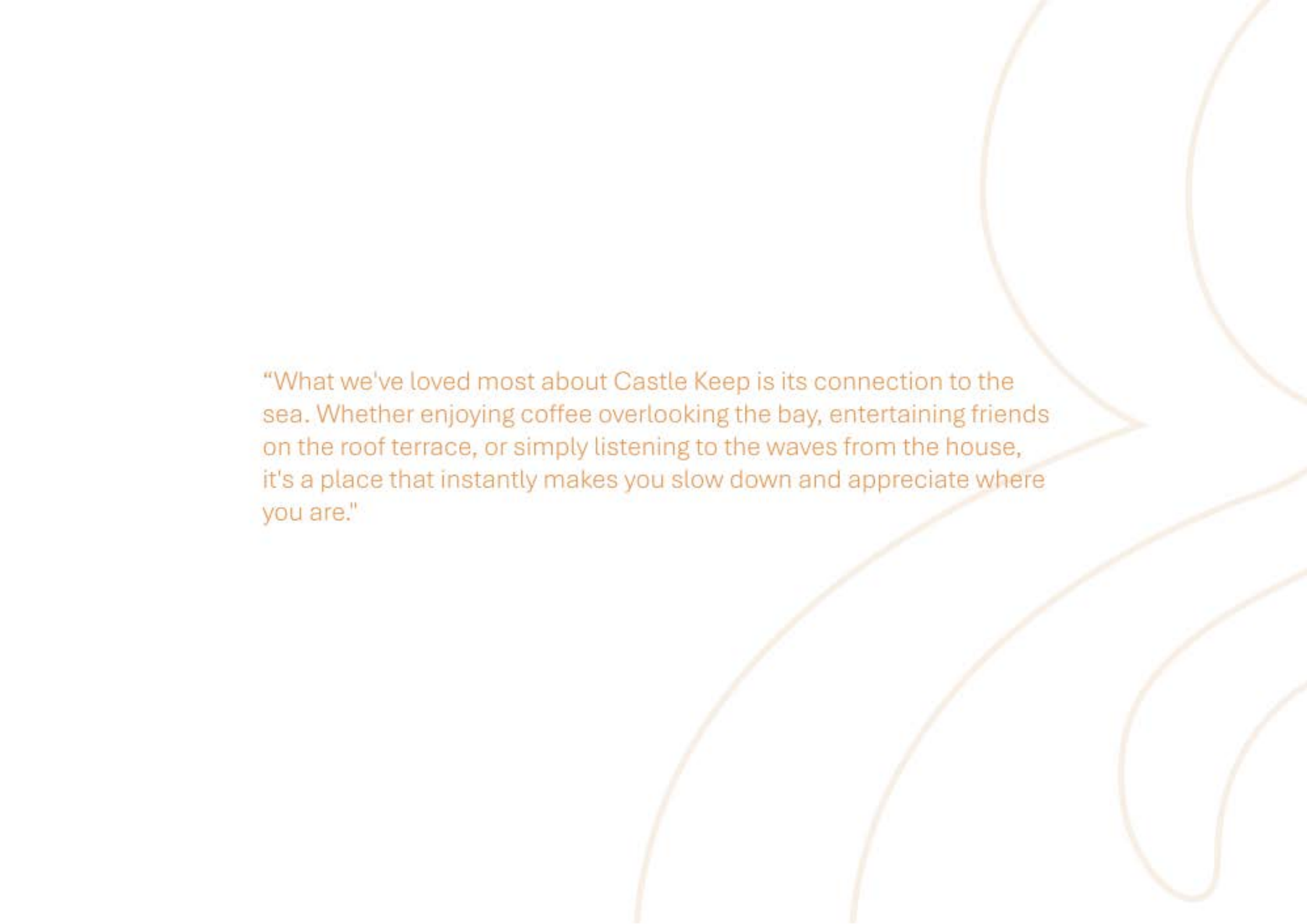
This is a space designed not just for admiration, but for living. Begin the day with a quiet coffee as the sun rises over the sea, the sound of waves carrying gently up from the beach below. Spend long summer afternoons enjoying the warmth of the coastal breeze, or gather with friends and family for relaxed al fresco dining as the sky transforms into soft shades of gold and pink. As evening falls, the terrace becomes something truly magical — a place to unwind with a glass of wine, watch the lights of Criccieth begin to glow, and experience sunsets that stretch across the coastline in unforgettable colour.

Whether used for entertaining, quiet reflection, or simply embracing the rhythm of coastal life, this remarkable rooftop terrace provides a front-row seat to one of North Wales' most spectacular and ever-changing coastal settings.

The Cove: Adding further appeal is The Cove, a beautifully presented holiday cottage that has been successfully operated as a holiday let for a number of years, offering a proven and attractive income stream in a highly desirable coastal destination. Finished to an excellent standard throughout, the accommodation benefits from underfloor heating and a contemporary interior style that reflects its coastal setting. Bright, well-planned and welcoming, it provides exceptional flexibility to suit a wide range of needs. Whether continued as a turnkey holiday let, used as private guest accommodation, or adapted for independent living for extended family, The Cove adds a rare and valuable dimension to the main residence.

Its separation from the principal home ensures privacy and independence, while still feeling intrinsically connected to Castle Keep as a whole. For those seeking a lifestyle property, this dual-home arrangement creates genuine versatility — ideal for multi-generational living or those wishing to combine coastal living with supplementary income. Outside, low-maintenance seating areas to the front provide the perfect spot to sit and take in the sea air, enjoy morning coffee, or simply watch the ever-changing coastal light across the shoreline. To the rear, valuable private parking offers a significant advantage in this highly sought-after seafront location, where such convenience is rarely available.



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“What we've loved most about Castle Keep is its connection to the sea. Whether enjoying coffee overlooking the bay, entertaining friends on the roof terrace, or simply listening to the waves from the house, it's a place that instantly makes you slow down and appreciate where you are.”





Criccieth & Beyond

Morning walks along the beach, paddleboarding in the bay, afternoons exploring the Llŷn Peninsula and evenings watching the sunset over the sea become part of daily routine. The rooftop terrace serves as an ever-changing viewpoint, while the beach opposite offers immediate access to the shoreline whenever the mood takes you

Nestled on the shores of Cardigan Bay, Criccieth is widely regarded as one of North Wales' most charming coastal towns.

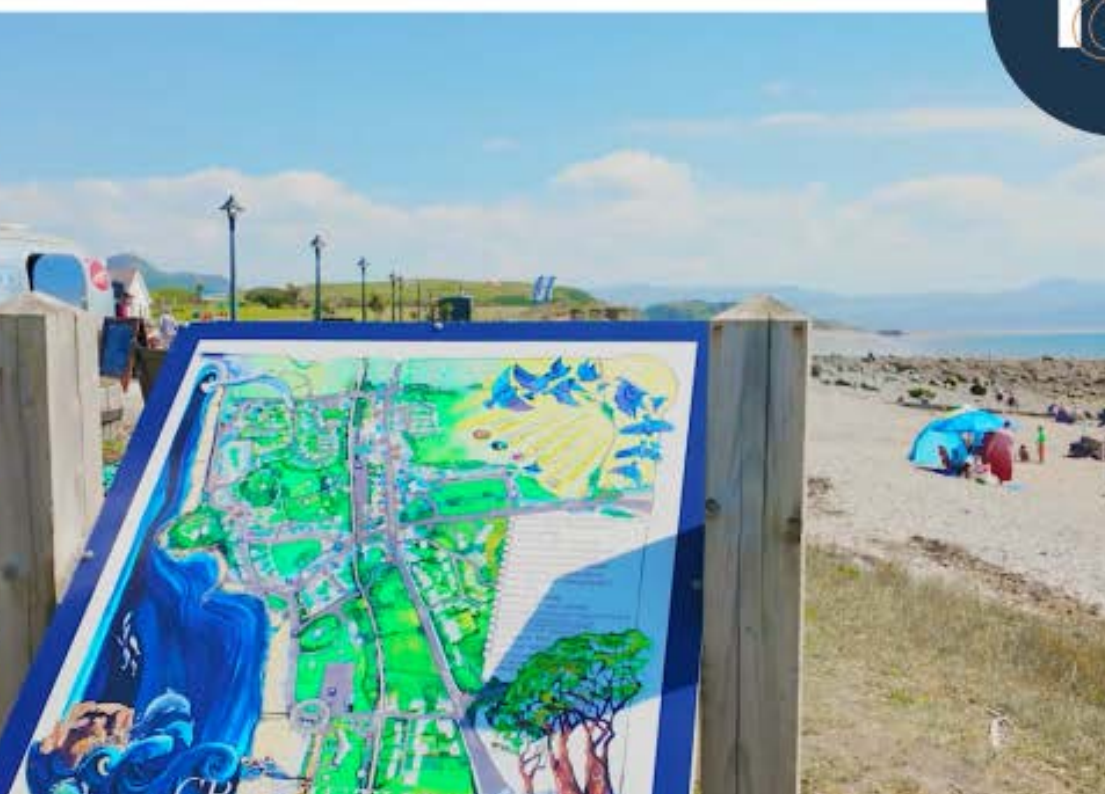
Dominating the headland is the magnificent Criccieth Castle, originally built by Llywelyn the Great in the 13th century. Its dramatic presence provides a constant reminder of the town's rich Welsh heritage and creates a spectacular backdrop to everyday life.



The town offers an enviable blend of natural beauty and convenience, with two sandy beaches, independent shops, cafés, delicatessens and renowned restaurants all within easy reach. The Wales Coast Path passes through the town, providing miles of spectacular coastal walking, while sailing, paddleboarding and fishing can all be enjoyed moments from the front door.

Beyond Criccieth lies the outstanding scenery of the Llŷn Peninsula, while the mountains, lakes and endless adventures of Eryri National Park await just a short drive away.

For those seeking a lifestyle defined by sea air, stunning scenery and year-round enjoyment, few locations offer such a compelling balance of beauty, convenience and heritage as Criccieth.





Information & Services

Offers in the region of £645,000.

Services: Mains electricity, gas, water and drainage.

Heating: Gas fired central heating.

Council Tax: Band D.

Local Authority: Gwynedd County Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk) Ultrafast available.
1800mbps and 220mbps.

Mobile coverage: Variable (Information taken from checker.ofcom.org.uk). We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property.

Directions: Using the app what3words type in: Failed.tungsten.skinning

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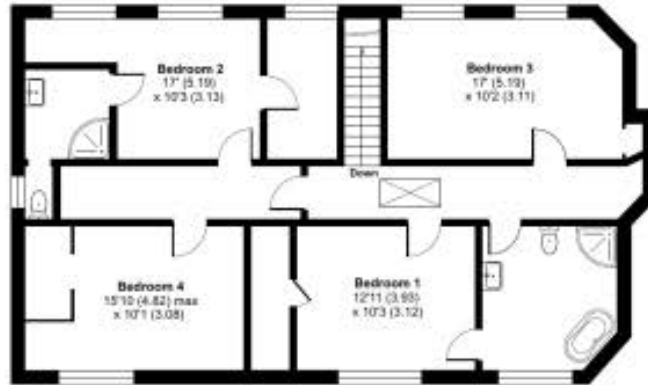
Marine Crescent, Criccieth, LL52

Approximate Area = 2299 sq ft / 213.5 sq m

Annexe = 537 sq ft / 49.8 sq m

Total = 2836 sq ft / 263.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

ANNEXE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichwren 2025. Produced for Tullach & Carter. REF: 1465238

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