

BOB PARRY

CHAPEL COTTAGE, 21 HIGH STREET,
CRICCIETH
ASKING PRICE £185,000



- COSY COTTAGE
- TWO BEDROOMS
- GAS CENTRAL HEATING

- SELF CONTAINED UNIT
- EPC RATING D-58
- CHARACTER FEATURES

DIRECTIONS

From our Porthmadog office take the A497 road west for approximately five miles passing through the village of Pentrefelin. Go along the High Street in Criccieth and the property can be found on the right after George IV Hotel behind the chapel.

In Brief

A quaint and cosy stone built two bedroom cottage located just off the High Street in the popular seaside resort of Criccieth. The property has character features such as slate slab flooring, stone built fire place and pitch pine doors. There is double glazing and gas fired central heating. There is a small enclosed yard directly in front of the cottage which is a useful space for a table and chairs. The property is located behind Capel Mawr next door to the George IV hotel. Viewing is highly recommended. Also included in the sale price is a separate unit consisting of bedroom and en-suite shower room.

Within easy reach of the beach and local tourist attractions the cottage is well positioned for exploring the Llyn Peninsula and Snowdonia National Park.

Accommodation

(Measurements are approximate)

Lounge 4.07m x 3.19m (13'4" x 10'6")

Feature slate flooring. Stone fireplace with electric stove. Radiators. Stairs to first floor landing. Cupboard housing electric switchgear.

Kitchen/Diner 3.19m x 3.42m (10'6" x 11'3")

A range of wall and base units with matching worksurfaces. Stainless steel sink unit with mixer tap. Electric cooker point with overhead extractor hood. Splash back tiled walls. Tiled floor. Radiator.

Side entrance

Cloakroom

Low level wc.

Bathroom

Bath. Wash hand basin. Shower cubicle with overhead shower. Radiator. Ideal combi boiler.

Bedroom One 3.24m x 2.93m (10'8" x 9'7")

Radiator.

Bedroom Two 3.42m x 3.22m (11'3" x 10'7")

Radiator

Separate unit

Room

Potential to be converted into self contained studio apartment subject to the necessary consents.

En-suite Shower Room

Low level wc. Wash hand basin. Shower.

Outside

Enclosed yard to the front. Small storage outbuilding to the rear. There is no parking. There is on street parking on the nearby roads. The area at the front of the Cottage plus the stairs and room beneath the patio are included

Agents Note

Access to the cottage is on foot at the side of Capel Mawr. We understand that there is a legal right of way. The vestry located next door is also available to purchase either individually or a package together with Chapel Cottage and can also be viewed.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in Band A. Information from www.voa.gov.uk

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

134 High Street, Porthmadog, Gwynedd, LL49 9NW
01766 512 666 | www.bobparry.info | porthmadog@bobparry.info

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