



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

66

This is how energy efficient the building is.

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2 High Street, Criccieth, Gwynedd, LL52 0RN • Offers Over £340,000

There's so much space here you could swing a proverbial cat and the potential is tangible!

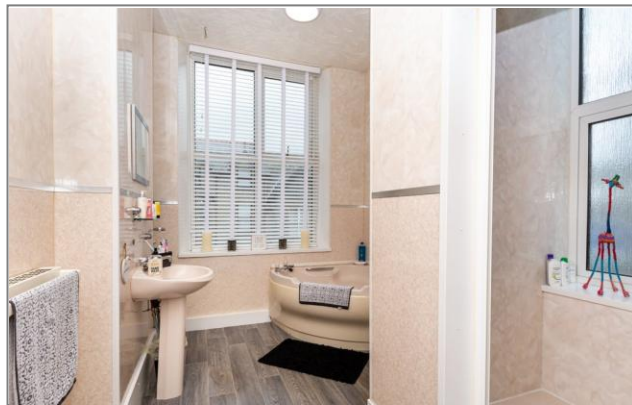
- Substantial Detached Period Residence
- Accommodation Over 3 Storeys Plus Basement
- Retains Many Original Character Features
- 5 Bedrooms, 3 Receptions & 3 Kitchens
- uPVC Double Glazing & Gas Central Heating
- Superb Castle & Sea Views From 3rd Floor
- Exceptionally Versatile With Enormous Scope
- Off Road Parking & Useful Rear Yard
- Perfect For Nearby Amenities & The Beach
- Ideal For Conversion Into Apartments



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

2 High Street, Criccieth, Gwynedd, LL52 0RN North Wales



Description: Being offered for sale is this substantial 3 Storey Detached Victorian Family Residence located centrally within the historic coastal village of Criccieth which encompasses a retail unit on the ground floor, formerly a confectioners/bakery. The building is highly distinctive and offers an extremely commodious interior with all the charm associated with a period house, to include high coved ceilings, deep bay windows, a roomy entrance hall with a grand stained glass leaded entrance door and lights and a Minton tiled floor to the porch. The property has been sympathetically modernised in certain essential areas. Currently, the layout suits the current owner's family arrangements with a large communal space on the ground floor with the first and second floors being fully self-contained apartments. As it stands in total, there are 5 - 7 bedrooms, therefore we envisage that the property offers enormous potential, subject to planning consents and approvals, to be converted into at least 3 self-contained apartments, if not more, making this highly appealing for a developer/entrepreneur. The accommodation benefits from gas central heating and full uPVC double glazing. For an overall layout of the property, please consult the floorplans contained within these details. Viewing is essential and highly recommended to fully realise the scale and potential of this fine building.

Location: The picture perfect coastal village of Criccieth is situated on the southern coastline of the beautiful Llyn Peninsula, a splendid location offering fine beaches, an attractive coastline and beautiful countryside with the splendor of Snowdonia never far from sight. The Llyn Peninsula has undoubtedly some of North Wales' finest scenery, much of which is recognised as an AONB (Areas of Outstanding Natural Beauty). With the sea practically on your doorstep, there's much to be enjoyed where even seals and dolphins frequent these parts. Within historic Criccieth there is a good range of amenities, some fine pubs and restaurants and post office amongst others. Porthmadog and Pwllheli, both of which have excellent marina facilities and businesses associated with the boating fraternity can easily be reached by the main A497 and offer a good range of goods and services including schools and leisure facilities so that all your daily needs and requirements are well catered for.

Property Features

Porch: 6' 0" x 7' 10" (1.84m x 2.40m)

Family Room: 15' 7" x 21' 3" (4.77m x 6.49m into bay)

Kitchen/Breakfast Room: 17' 11" x 15' 3" (5.48m x 4.65m into bay)

Bakery: 20' 7" x 14' 8" (6.29m x 4.48m)

Office: 14' 9" X 13' 10" (4.50m X 4.24m)

Rear Study: 4' 10" x 9' 1" (1.49m x 2.77m)

Utility Room: 7' 6" x 9' 1" (2.29m x 2.77m)

Landing

Lounge: 19' 1" x 15' 3" (5.82m x 4.67m into bay)

Kitchen: 15' 9" x 8' 11" (4.82m x 2.72m)

Bedroom 1: 16' 1" x 21' 2" (4.92m x 6.47m into bay)

Bedroom 2: 11' 8" x 15' 8" (3.58m x 4.79m)

Bedroom 3: 12' 4" x 13' 11" (3.76m x 4.25m max)

Box Room: 8' 10" x 7' 6" (2.71m x 2.29m)

Bathroom: 8' 2" X 15' 2" (2.49m x 4.64m max)

Second Floor Landing

Living Room: 15' 11" x 16' 3" (4.87m x 4.97m max)

Kitchen: 16' 0" x 10' 9" (4.90m x 3.30m max)

Office: 9' 6" x 7' 6" (2.91m x 2.30m)

Bedroom 4: 17' 4" x 14' 1" (5.29m x 4.30m max)

Bedroom 5: 11' 8" x 15' 5" (3.58m x 4.72m max)

Bathroom: 10' 9" x 7' 6" (3.29m x 2.30m max)

Outside: Immediately to the front of the property is a paved area with a dropped kerb off the roadside leading to a sloping off road parking area which extends towards the rear of the property. From here there is a rear courtyard with access to the basement/cellar and storage areas - the basement comes fitted with power/light. Also to the front is an enclosed forecourt with seating area adjacent to the main entrance porch.

Agents Note: A large commercial unit to the rear is due for demolition and the erection of 7 residential units.

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog. Shortly after passing through the village of Bryncir, turn right signposted Criccieth along the B4411. On reaching Criccieth, turn right onto the A497 in the direction of Pwllheli (Criccieth High Street) and proceed for approximately 300 yards where you will find the property on your left hand side, just before the turning for the train station.

Services

We are informed by the seller this property benefits from mains Water, Gas, Electricity and Drainage.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.



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