



- Highly Individual Detached New Build Residences
- Elevated Southerly Aspect With Breathtaking Sea Views
- Contemporary Upside-Down Homes
- 4 Bedrooms, 2 En-suites and Family Bathroom
- Highly Desirable Location In This Historic Village
- Superb Open Plan Living With Full Width Balcony
- uPVC Double Glazing & Gas Central Heating
- Convenient For Amenities, Beach & Castle
- Gardens, Off Road Parking & Integral Garage
- SAP band TBC

**£475,000**

## Description

With its enviable elevated position providing superb panoramic sea views including Criccieth Castle, Cardigan Bay and the southern range of Snowdonia, this splendid development Sibrwd Y Mor must surely warrant your attention if you simply must have a sea view and a family sized home with a difference! Each property is being built to an exacting standard where quality and attention to detail is paramount, the accommodation offering generously proportioned rooms purposely made for the maximum enjoyment of the location. The layout is upside-down in nature, that-is-to-say the main living area is to the first floor with a full width balcony presenting you with stupendous views – its southerly aspect ensures you can enjoy any available sunshine throughout all the seasons – and with 3 sets of patio doors across the front elevation, you're guaranteed a front row experience! As you would expect, the accommodation is both contemporary and practical in nature 2 of the bedrooms have en-suite facilities and there will be a fully fitted kitchen too. Benefiting from uPVC double glazing and gas central heating, the accommodation affords: Reception Hall, 3 Bedrooms, En-suite, Bathroom, Integral Garage and Utility Room to ground floor; open plan Kitchen/Dining/Lounge and a further Bedroom with En-suite and Dressing Room. A New Build that must be seen to be appreciated. The integral garage has a separate utility room and an internal door opening through into the main accommodation. There will be plentiful off road parking to the front and a raised garden to the rear and an electric up and over door.

## Location

The picturesque seaside town of Criccieth is a noteworthy stop-off situated on the southern coastline of the beautiful Llŷn Peninsula, a splendid location offering fine beaches, rugged coastline and beautiful countryside with the backdrop of the Snowdonia mountain range never far from sight. The Llŷn Peninsula has without doubt some of the best scenery Wales has to offer, much of the coastline recognised as AONB's (Areas of Outstanding Natural Beauty). With the sea practically on your doorstep, there's much to be enjoyed where seals and dolphins often frequent these parts. Within historic Criccieth there is a good range of amenities, fine pubs and restaurants, a post office and golf course. 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 shops, services, schools and other services so that all your daily needs and requirements are well catered for.



# Property Features

## Reception Hall

**Bathroom:**  
6' 0" x 7' 2" (1.83m x 2.20m)

**Bedroom 1:**  
12' 10" x 19' 0" (3.92m x 5.8m)

## En-suite

**Bedroom 3:**  
12' 10" x 13' 8" (3.93m x 4.19m)

**Bedroom 4:**  
15' 8" x 11' 6" (4.79m x 3.52m)

**Integral Garage:**  
12' 2" x 22' 6" (3.71m x 6.86m)

**Utility Room:**  
4' 6" x 7' 8" (1.39m x 2.34m)

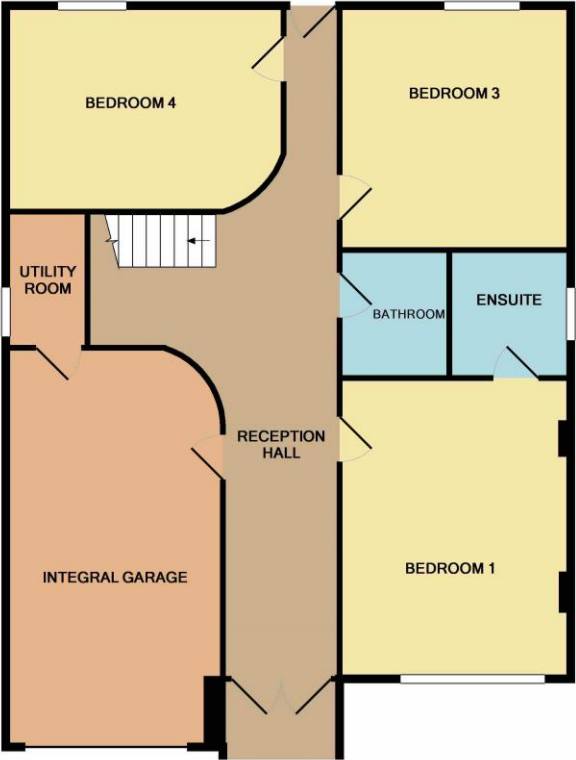
## First Floor

**Open Plan Lounge/Dining/Kitchen:**  
34' 3" x 23' 4" (10.46m x 7.12m max)

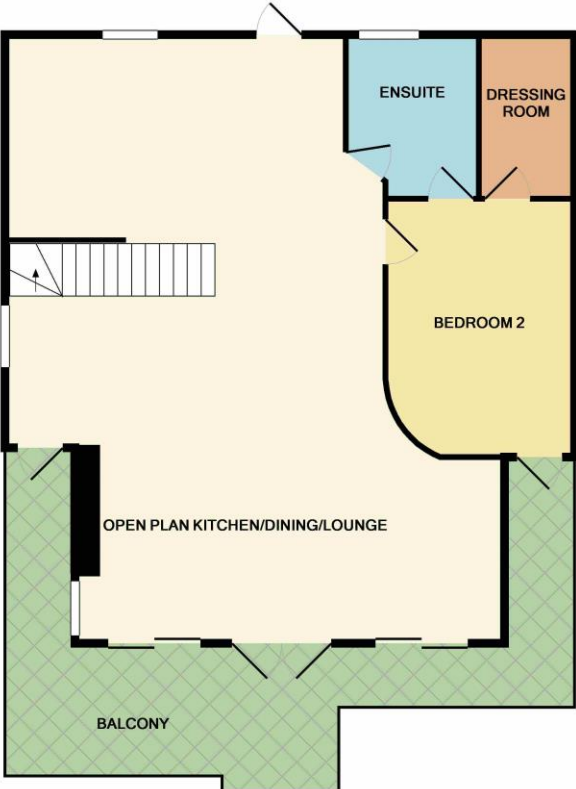
**Bedroom 2:**  
10' 7" x 13' 8" (3.23m x 4.17m)

## En-suite

**Dressing Room:**  
5' 4" x 9' 3" (1.63m x 2.84m)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1276 SQ.FT.  
(118.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1003 SQ.FT.  
(93.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2280 SQ.FT. (211.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**

From Caernarfon, proceed along the A487 in the direction of Porthmadog and shortly after the village of Bryncir, turn right for Criccieth along the B4411. Follow the road into the centre of Criccieth (the junction with the A497) and turn left. After some 20 yards turn left again heading towards the golf club, turning right into Radcliffe Road. Continue on this road and the development site can be found to the rear of the White House just before the road takes a sharp bend to the right.

**Services**

We are informed by the seller that the development benefits from mains water, electricity, gas and drainage.

**Heating**

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

**Tenure**

We have been informed that the tenure is Freehold.

**Council Tax Band**

For details of please contact: Gwynedd Council.



Close your eyes and imagine life by the sea in a brand new contemporary home – now make it a reality!



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