



Cemlyn, Flat 3 Ty Criccieth, Criccieth, LL52 0HQ

Ref: 22969

An attractive ground floor one bedroom apartment located in the popular seaside resort of Criccieth. Located in a Grade II listed converted church the property oozes character with viewing highly recommended in order to appreciate this unique property. The accommodation comprises entrance hall, bathroom, one bedroom and open plan living room and kitchen. The property is well positioned within easy walking distance of the High Street and beach. Criccieth is located

Price £73,500

DIRECTIONS

From our Porthmadog office turn left and follow the road for approximately five miles into Criccieth. The converted chapel can be found on the right before the Prince of Wales public house.

BRIEF DESCRIPTION

An attractive ground floor one bedroom apartment located in the popular seaside resort of Criccieth. Located in a Grade II listed converted church the property oozes character with viewing highly recommended in order to appreciate this unique property. The accommodation comprises entrance hall, bathroom, one bedroom and open plan living room and kitchen. The property is well positioned within easy walking distance of the High Street and beach. Criccieth is located between the larger towns of Porthmadog and Pwllheli which offer a wider range of amenities.

In Brief

An attractive ground floor one bedroom apartment located in the popular seaside resort of Criccieth. Located in a Grade II listed converted church the property oozes character with viewing highly recommended in order to appreciate this unique property. The accommodation comprises entrance hall, Bathroom, one bedroom and open plan living room and kitchen. The property is well positioned within easy walking distance of the High Street and beach. Criccieth is located between the larger towns of Porthmadog and Pwllheli which offer a wider range of amenities.

Accommodation

(measurements are approximate)

Entrance Hall

Storage cupboard housing water tank. Smoke detector.

Bathroom

Low level wc. Wash hand basin. Bath with overhead electric shower. Heated towel rail.

Bedroom One 3.85m x 2.75m (12'8" x 9'0")

Open Plan Lounge/Kitchen

Kitchen Area 3.20m x 2.15m (10'6" x 7'1")

A modern fitted kitchen comprising white gloss wall and base units with matching worksurfaces. Stainless steel sink unit with mixer tap. Breakfast bar. Integral oven, hob and overhead extractor hood. Integral washing machine. Integral fridge, freezer. Laminate floor.

Lounge Area 3.26m x 2.59m (10'8" x 8'6")

Laminate floor. TV point.

Outside

Allocated parking space. Communal garden and grounds.

Contents

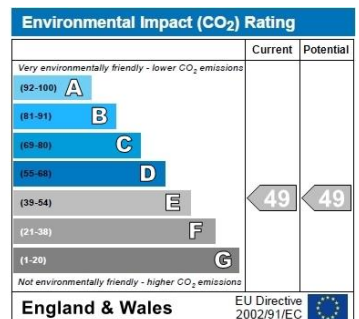
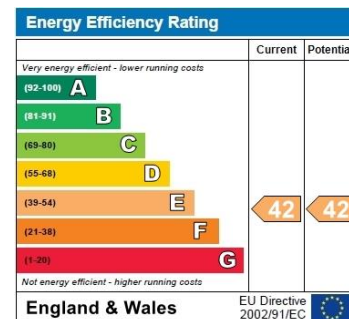
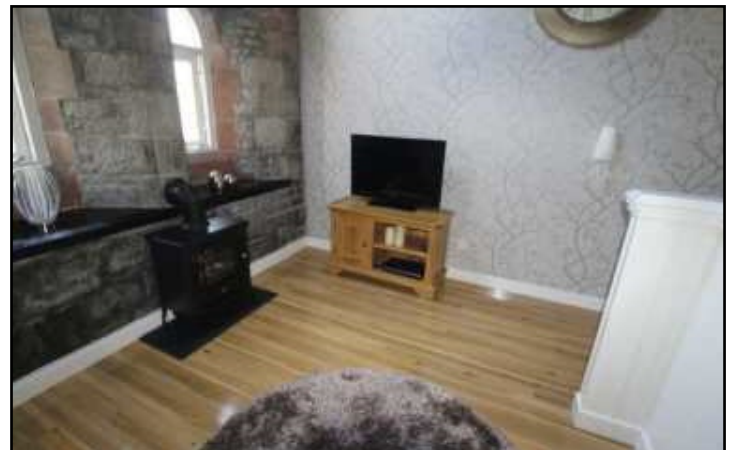
Furniture, fixtures and fittings are available on separate negotiation.

Service Charge

The current service charge is circa £163 per month. This will be reduced once adequate funds have been obtained to pay for re-pointing, new guttering. The new owner will have the option of joining the Ty Criccieth Management Committee.

Agents Note

Occupancy Restrictions - A S106 Local Occupancy clause and Affordable Housing Restriction apply. The occupancy document is available to bona fide enquirers upon request from our Porthmadog office. The tenure is leasehold with a share of the freehold. No ground rent is payable. The lease length is 125 years.



These sales particulars are believed to be materially correct but their accuracy is not guaranteed and they do not form any part of any contract. All measurements are metric (with imperial equivalent in brackets) and are approximate. Services, gas and electric installations, appliances, heating systems, boilers, chimneys/flues etc. have not been tested by the selling agents and no warranty as to their condition or suitability is given.

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