

BOBPARRY

CEMLYN, FLAT 3 TY CRICCIETH,
CRICCIETH
PRICE £68,500



- GROUND FLOOR FLAT
- ONE BEDROOM
- EXCELLENT INVESTMENT

- POPULAR LOCATION
- WORTHY OF A VIEWING
- EPC RATING E-42

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.

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.

Tenure

The property is available Leasehold. 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	42
(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		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	49
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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