

BOB PARRY

THE COTTAGE AND VESTRY AT, 21 HIGH STREET, CRICCIETH
ASKING PRICE £320,000



- CHARACTER FEATURES
- TWO PROPERTIES
- POTENTIAL FOR A THIRD

- SPACIOUS
- POPULAR LOCATION
- VIEWING ESSENTIAL

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. Access is on foot to the right of the chapel.

In Brief

A truly unique package of 2 properties located in the heart of the desirable and popular seaside town of Criccieth. The former vestry is a spacious part completed project at a point where you can put your stamp on it and the chapel cottage to the main chapel is now a spacious and characterful property, with a possible 3rd option of a studio apartment.

The Cottage is an established 2 bedroomed holiday cottage - The Vestry - comprises kitchen, large living space which could be split into a lounge/diner, one bedroom, small study and shower room, This is high enough to add a mezzanine floor. At the rear of the Vestry there is a further room with en-suite that could be a separate studio unit (subject to the necessary consents). Viewing is highly recommended in order to appreciate the character features such as the vaulted ceiling in the main living area and the income generating extra units. Gas fired central heating. The property is located within walking distance of the Beach and offers a great base to explore the Llyn Peninsula, Snowdonia National Park and other outdoor activities.

Accommodation

(Measurements are approximate)

The Vestry Accommodation

Entrance Hall

Radiator

Shower Room

Low level wc. Wash hand basin. Shower cubicle. Radiator. Tiled floor.

Lounge/Diner 7.29m x 7.27m (23'11" x 23'10")

Radiator. Fireplace. Feature wood panelled vaulted ceiling.

Bedroom One 3.24m x 4.90m (10'8" x 16'1")

Radiator.

Study/Bedroom 2.28m x 3.24m (7'6" x 10'8")

Radiator.

Kitchen 3.19m x 4.10m (10'6" x 13'5")

A range of wall and base units with matching worksurfaces. Stainless steel sink unit with mixer tap. Integral cooker and hob. Splash back tiled walls. Cupboard housing Baxi combi boiler.

Bedroom Two

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.

The Cottage

Accommodation of cottage.

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

Outside

Enclosed rear yard suitable for table and chairs. Storage outbuildings.

Agents Note

Option to purchase Chapel Cottage and The Vestry on a separate basis. The vendor has made us aware of the presence of Japanese Knotweed on the neighbouring property owned by the George Hotel. The vendor understands this is being treated.

Tenure

The property is available Freehold. Solicitors to confirm.



27/09/2020

Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 E	
21-38	F		
1-20	G		

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