Tudor

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The Old Castle Bakery, 29 & 31 Castle Street, Criccieth, LL52 0DP

£329,000

- Two Self-Contained Apartments
- Each Flat has Two Bedrooms
- Opposite Criccieth Castle & Near the Beach
- Sought-After Location
- Modern & Well-Maintained Accommodation
- Viewing Highly Recommended







The Old Castle Bakery, 29 & 31 Castle Street, Criccieth, LL52 0DP

Tudor Estate Agents & Chartered Surveyors are pleased to present this beautifully refurbished and immaculately maintained property, comprising two self-contained two-bedroom apartments. Set in the heart of Criccieth, a historic coastal village, the property enjoys an enviable location directly opposite the iconic castle and just a short walk from the picturesque beaches. A wide range of local amenities are within easy reach, making this an exceptional opportunity for both lifestyle buyers and investors alike.

The property provides self-contained accommodation to the ground and first floor, each with independent access.

Ground Floor Apartment (No. 29): Comprising entrance porch, open-plan lounge/dining/kitchen area, two bedrooms, shower room, and separate toilet. There is also a small rear courtyard.

First Floor Apartment (No. 31): Comprising open-plan lounge/dining area, kitchen, shower room, and two bedrooms.

Viewing is highly recommended to fully appreciate the enviable location and the quality of accommodation on offer.

GROUND FLOOR APARTMENT NO 29

Entrance Porch
Opening to:

Open Plan Lounge-Diner-Kitchen

Lounge Area 12'3 x 18'2 (3.73m x 5.54m)
Open beams. Vertical radiator. Radiator. Large opening to:

Dining Area 11'6 x 8'9 (3.51m x 2.67m)
Maximum measurements. Vertical radiator.

Kitchen 5'10 x 7'4 (1.78m x 2.24m)
Average measurements. Kitchen units incorporating ceramic sink. Integral washing machine, dishwasher and freezer. Ceramic hobs. Integral fridge. Stable style door to rear yard.

Front Bedroom 9'5 x 14'4 (2.87m x 4.37m)
Vertical radiator. Recess storage area. Door to:

Linked En-Suite Shower Room
Pedestal washbasin. Shower cubicle. Toilet. Towel radiator. Door to:

Rear Bedroom 9'11 x 11'8 (3.02m x 3.56m)
Also with a door from the dining area.

Toilet
Low level w.c. Washbasin. Tiled walls. Towel radiator.











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APARTMENT NO 31

GROUND FLOOR

Hallway
Quarry tiled floor. Shelving. Stairs to first floor.

FIRST FLOOR

Open Plan Lounge/Diner 17'10 x 12'4 (5.44m x 3.76m)
Maximum measurements to recess. Two radiator. Views of the castle and sea. Opening to:

Inner Landing

Kitchen 8'2 x 12'11 (2.49m x 3.94m)
Modern kitchen with integral washing machine, fridge, freezer and dishwasher. Single drainer sink unit. Hobs with filter hood over. Oven. Radiator.

Shower Room 4'0 x 8'2 (1.22m x 2.49m)
White suite with washbasin. Low level w.c. Shower cubicle. Tiled walls. Towel radiator.

Bedroom 1 (Front) 13'4 x 10'9 (4.06m x 3.28m)
Radiator. Built in wardrobes. Views of the Castle and sea.

Bedroom 2 (Rear) 11'3 x 7'2 (3.43m x 2.18m)
Maximum measurements. Radiator.

SERVICES
We understand that mains water, gas, electricity and drainage are connected to the property. Please note that the flats are served by shared water and electricity supplies. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE
We understand that the property is freehold with vacant possession available on completion. Apartment 29 (ground floor) is offered with vacant possession, however, the current occupier has expressed interest in continuing the tenancy, should a purchaser wish to explore a continuation of the tenancy, offering scope for immediate rental continuity.

ARTICLE 4
For the purposes of Article 4: 29 Castle Street LL52 0DP is used as a Main Residence (C3) (long-term let). 31 Castle Street LL52 0DP is Second Home (C5).

COUNCIL TAX
Band 'B'













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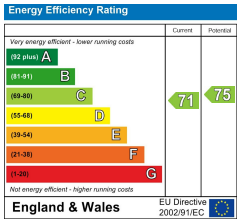
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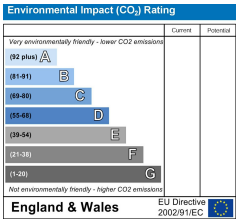




Total area: approx. 122.5 sq. metres (1318.3 sq. feet)

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