

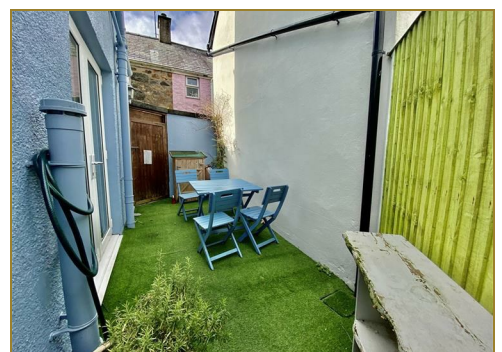
Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



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.



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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

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'



Tudor

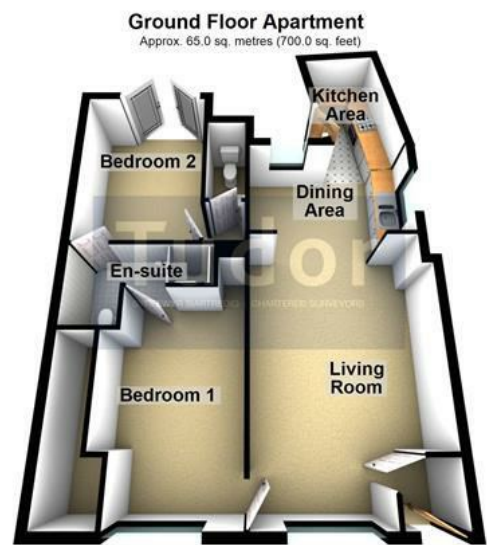
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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



Total area: approx. 122.5 sq. metres (1318.3 sq. feet)
Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(32 plus) A		
(81-91) B			(21-31) B		
(69-80) C			(9-20) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk