

Tom Parry

1, Marine Terrace, Criccieth, LL52 0EF

Auction Guide £200,000

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FOR SALE VIA ONLINE UNCONDITIONAL AUCTION. BIDDING OPENS MONDAY 14TH DECEMBER AT 12 MIDDAY & CLOSES APPROX 48HRS LATER WEDNESDAY 16TH DECEMBER FROM 12 MIDDAY.

Nestled on the seafront of the charming coastal town of Criccieth, this splendid house on Marine Terrace offers an exceptional living experience with breathtaking panoramic sea views. The property boasts an impressive six bedrooms, providing ample space for family and guests alike. With two inviting reception rooms, there is plenty of room for relaxation and entertaining, making it an ideal home for those who enjoy hosting.

Its prominent corner position not only enhances its curb appeal but also allows for an abundance of natural light throughout the day. Situated just a short walking distance from the historic Criccieth Castle, this property is perfect for those who appreciate the rich heritage of the area. Additionally, being merely a stone's throw from the beach, residents can easily indulge in the beauty of the coastline, whether it be for leisurely strolls or invigorating seaside activities.

This remarkable home presents a unique opportunity to embrace coastal living in a picturesque setting, making it a must-see for anyone seeking a blend of comfort, style, and stunning views.

Our Ref: C423

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Porch
with bench seating

Dining Room
with log burning stove set within stone inglenook; cloak cupboard; slate flooring and radiator

Living Room
with deep bay window to the front of the house enjoying sea views; gas fire set in slate and timber surround; carpet flooring and radiator

Kitchen
with a range of fitted wall and base units; integrated double oven; integrated gas hob with extractor over; breakfast bar seating; 2 windows to the side; stainless steel sink and drainer; slate flooring and radiator

Rear Hallway
with door to the rear of the house

Washroom
with low level WC and wash basin

Shower
with tiled shower

FIRST FLOOR

Landing
with fitted shelving and feature stained glass window

Bedroom 1
with deep bay window enjoying far reaching sea views; electric fire in tiled surround; carpet flooring and radiator

Bedroom 2
with fitted shelving; window to the rear; carpet flooring and radiator

Rear Hallway/Landing
with stained glass window

Separate Washroom
with low level WC

Bathroom
with panelled bath; wash hand basin; built in cupboard and radiator

SECOND FLOOR

Landing

Bedroom 3
with deep bay window enjoying far reaching sea views; original cast iron fireplace; carpet flooring and radiator

Bedroom 4
with carpet flooring and radiator

Washroom
with low level WC & wash basin

THIRD FLOOR

Landing

Bedroom 5
with large dormer with picture window commanding spectacular panoramic sea views; carpet flooring and access hatch to roof space

Bedroom 6
with 'Velux' windows and carpet flooring

EXTERNALLY
The property has private gated access at the side of the house leading to a courtyard area with a lean to green house.

SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band E

No onward chain









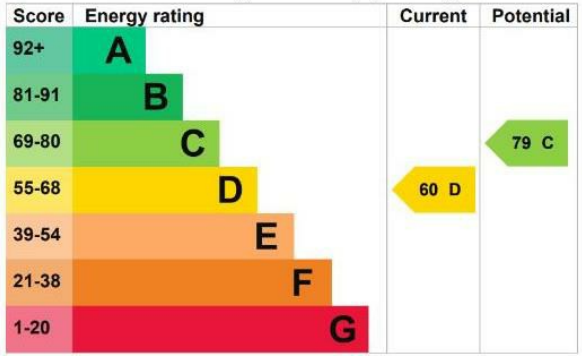






Total area: approx. 142.6 sq. metres (1534.6 sq. feet)





NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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