

Tom Parry

Ty Clyd, Pwllheli Road, Criccieth, LL52 0RR

£185,000

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Tom Parry & Co are delighted to offer for sale this charming property located on Pwllheli Road in the picturesque seaside town of Criccieth. This delightful apartment boasts 2 large bedrooms, offering you a cosy and comfortable living space.

As you step inside, you'll be greeted by a spacious apartment that providing ample room for all your needs. The highlight of this property is undoubtedly the stunning views it offers - enjoy the calming sight of the sea and the majestic Castle right from the comfort of your own home.

In addition to the lovely interior, this property also features communal gardens, perfect for relaxing strolls or enjoying a cup of tea outdoors. Whether you're looking for a peaceful retreat or a place to call home, this property on Pwllheli Road is sure to capture your heart.

This property is successfully operated as a holiday let at present, and would make an excellent investment however it is also so spacious it would make a fantastic home! The property has no onward chain.

Our Ref: C305

Communal Entrance Hallway
with feature tesselated tiles and a carpeted staircase

Hallway
a large welcoming entrance hallway; colour leaded glass entrance door; intercom system; storage cupboard and radiator

Lounge
with dual aspect to enjoy the sea views; log flame effect electric fire; and two radiators

Kitchen
with a range of fitted wall and base units with worktop over; one and a half bowl stainless steel sink and drainer; double oven with gas hob and extractor fan over; space and plumbing for washing machine; tiled splashbacks; built in storage cupboard; wall mounted Worcester boiler and radiator

Bedroom 1
a generous double bedroom with a dual aspect to enjoy sea views; a feature Victorian fireplace with timber surround and mantle; high level built in storage cupboards and radiator

En-Suite WC
with low level WC and wash hand basin set in vanity unit; heated towel rail and mirrored cabinet

Bedroom 2
with a feature Victorian fireplace with timber surround and mantle and radiator

Shower Room
with large walk in shower with dual shower head including a waterfall shower; wash hand basin and low level WC with concealed cistern both set in white high gloss vanity unit; mirrored cabinet; heated towel rail; extractor fan and downlighters

EXTERNALLY
Communal garden and shared parking area

SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Share of freehold. Monthly contribution of £50 per flat made towards upkeep, plus payment towards buildings insurance if necessary.

Council Tax: Business rates apply due to being a holiday let





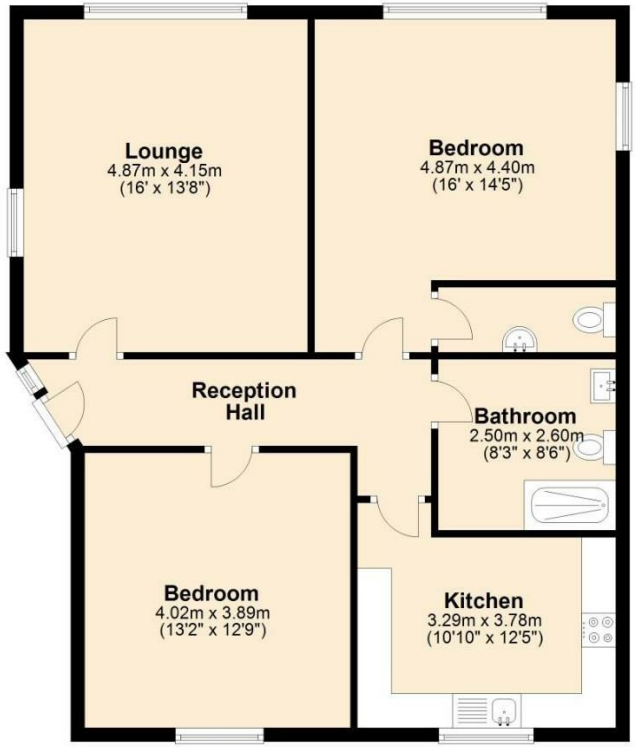








Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arrising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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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.

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