



DAFYDD HARDY

Land & New Homes



Plots To The Rear Of Castle Street, Castle Street, Criccieth LL52 0DP

Offers Invited in the Region of £200,000

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Hidden away and yet positioned right in the centre of the beautifully scenic coastal village of Criccieth are these two serviced building plots located just a short stroll from both the beach and local amenities whilst still being convenient for easy travel to Pwllheli, Porthmadog and Caernarfon. Full planning consent (App No C23/0088/35/MG) allows for two three-storey well-proportioned homes together with manageable garden areas and off-road car parking. It is anticipated that from the upper floors there will be views of the coastline across to Harlech as well as views of the nearby Criccieth Castle.

The vendors are offering either a fully serviced plot, a shell for prospective buyers to put on their own stamp or the vendor would be prepared to negotiate completing a build to the purchasers specification. Internally there will be an open plan ground lounge, kitchen, and dining area with access to the garden via bi-fold doors, and a separate utility room. First floor accommodation will include 2 en-suite bedrooms both with balconies and the master suite to the second floor will benefit from having dual aspect balconies making the most of the far reaching coastal views. Externally, there will be patio gardens to the rear with lawned area and off-road car parking for two vehicles to the front. Access is via a private driveway. Plot 1 will have the added benefit of a single detached garage.

The historic town of Criccieth is situated on the beautiful southern coast of the Llyn Peninsula, offering exceptional coastal scenery - sandy beaches, a rugged coastline, and a dramatic backdrop of the Snowdonia mountain range in the distance. The village offers a good range of amenities including shops, post office, numerous restaurants and pubs, a golf course and essential seaside fish & chips and ice cream parlour.

- Rare opportunity to own a new home in a coastal village location
- Superbly located building plots with planning for 3-storey, 3-bedroom detached homes (one with detached garage)
- Upper floors expected to have views of the castle and far-reaching sea views
- Option to negotiate completed build with the vendors
- Excellent location a short walk from the beach and castle
- Utilities to the site include water and electricity & drainage. Ducting in place for gas & cable
- Perimeter walls and fencing installed

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog and shortly after the village of Bryncir, turn right onto the B4411 sign posted for Criccieth. Pass through the village of Rhoslan and continue along this road. Shortly after entering the village of Criccieth go straight across the cross roads and follow signs for the castle, turning left onto Castle Street. These plots will be located on your right hand side shortly before the castle entrance on your left.

Tenure

We have been informed the tenure is FREEHOLD with vacant possession upon completion of sale. Vendor's solicitors should confirm title.





