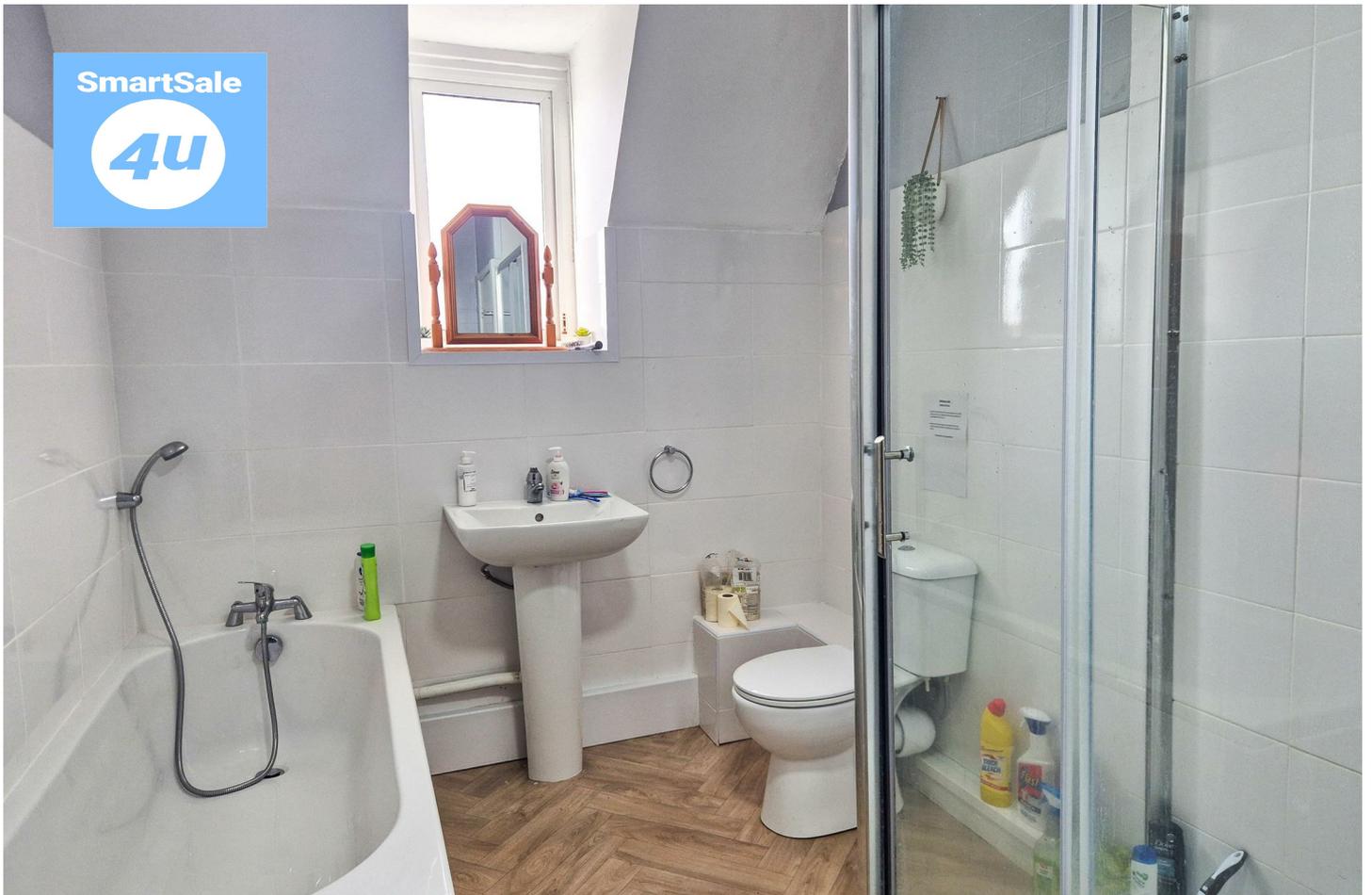


SmartSale

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## High Street , Criccieth LL52 0RN

- Substantial three-storey detached Victorian property
- Four well-appointed bathrooms arranged across the property
- Large open-plan kitchen and dining area suitable for entertaining
- Eight generous double bedrooms plus two additional single rooms
- Prominently located in the heart of the coastal village of Criccieth
- Spacious ground floor living accommodation ideal for family and communal living
- Rich in original period features, including high ceilings, ornate mouldings, and sash windows
- Two separate lounges, one with direct access to a decked outdoor area

**£260,000 Freehold**





## Location

### Full Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000.

The house benefits from generous and well-proportioned accommodation throughout, making it ideally suited to family living or alternative residential and community uses, subject to the necessary consents. Characterful features such as high ceilings, decorative cornicing, and large sash windows contribute to the property's elegant atmosphere, while the adaptable internal layout presents excellent potential for refurbishment and future development.

The ground floor provides an impressive and welcoming introduction to the home. A spacious main living room offers an ideal setting for relaxation and social gatherings, complemented by a large open-plan kitchen and dining area designed to accommodate both everyday family life and entertaining. A further communal space adjacent to the kitchen enhances the sense of connectivity and shared living.

Two comfortable lounges are located on this level, one of which enjoys direct access to a decked outdoor area, creating a seamless indoor-outdoor flow ideal for alfresco dining or leisure. The ground floor is further enhanced by a dedicated office or study, together with a well-appointed bathroom.

The upper floors comprise eight well-sized double bedrooms, providing ample private accommodation, alongside two additional single rooms offering flexibility for guest accommodation, storage, or ancillary uses.

The property benefits from a total of four bathrooms, thoughtfully arranged across the floors to comfortably serve the accommodation, along with utility areas on each level suitable for laundry and additional storage requirements.

Overall, this highly versatile property presents a rare opportunity to acquire a substantial Victorian home with both private and communal living spaces in a sought-after coastal location. Its scale, character, and adaptable layout provide exceptional potential to meet a wide range of residential or lifestyle needs.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting

Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property

and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority  
Council Tax Band  
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.