Bwthyn y Cei

y Felinheli

Dafydd Hardy

Coast & Country

Bwthyn Y Cei



You could not get any more unique than the location of Bwthyn Y Cei (Dock Cottage). Situated in a splendid location at the head of Y Felinheli Marina quayside stands this remarkable residence, which holds more surprises than first meets the eye.

Bwthyn Y Cei originally dates from the late 19th century and was two dwellings at one stage, possibly serving the needs of the boating trade in times past and now - having been rebuilt, extended and modernised in the late 1990s comprises one spacious residence with a definite sense of heritage whilst providing all the functionality and conveniences of modern living.

A sense of adventure is sure to be instilled just getting to the property as you proceed alongside the narrow quayside lined with sailing vessels of all shapes and sizes plus the attractions of a restaurant and café, all set in a remarkably scenic setting just a short stroll from the banks of the magnificent Menai Strait. The property enjoys a westerly aspect looking straight down the length of the quay, so you can expect to enjoy any available afternoon sunshine plus some spectacular sunsets thrown in for good measure.



Internally, you can expect plenty of space for all to enjoy, a functional and practical home that's for sure. On entry, you're welcomed into a spacious entrance hall complete with galleried landing, offering a real sense of drama with its high ceiling and ingress of natural light whilst the entire ground floor is dedicated to daily living space with a room for all occasions.



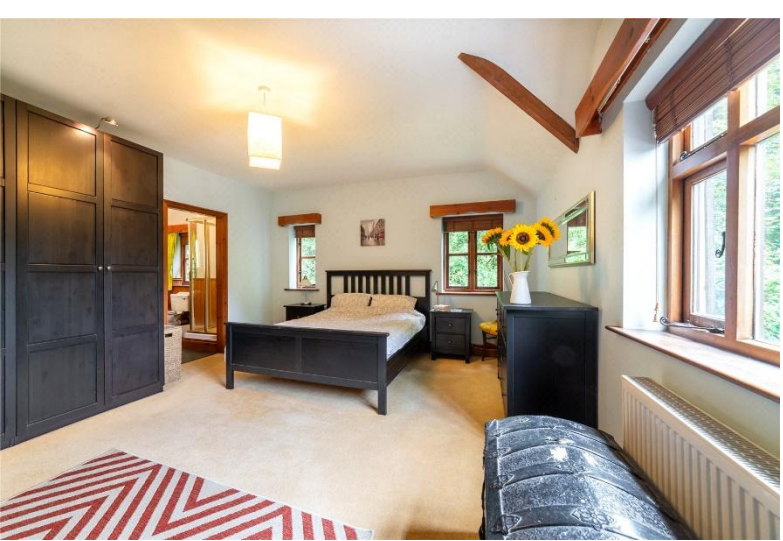
The kitchen and dining room combined provide the perfect setting for entertaining family and friends whilst ensuring the enjoyment of the outside space to the rear too – wraparound windows with French doors open onto a wide decked patio, offering the perfect setting for dining outdoors and a great place for youngsters to run wild!







Two distinctly different reception rooms both offer their own appeal with the rearmost providing a cosy feel with the benefits of a gas fired stove and French doors, the main living room in contrast offers space galore, measuring some 23’ not discounting the deep bay window, complete with a large focal open fireplace where, come the colder months we’re sure will see the family gather round.



There are four generous bedrooms to the first floor, served by a family bathroom (impressive bath!) with two of the bedrooms complete with en-suite facilities. Just like the ground floor, each of these rooms provides their own unique appeal – there could be arguments over who gets which room! The property comes fitted with hardwood double glazing and is served by a gas fired central heating system.







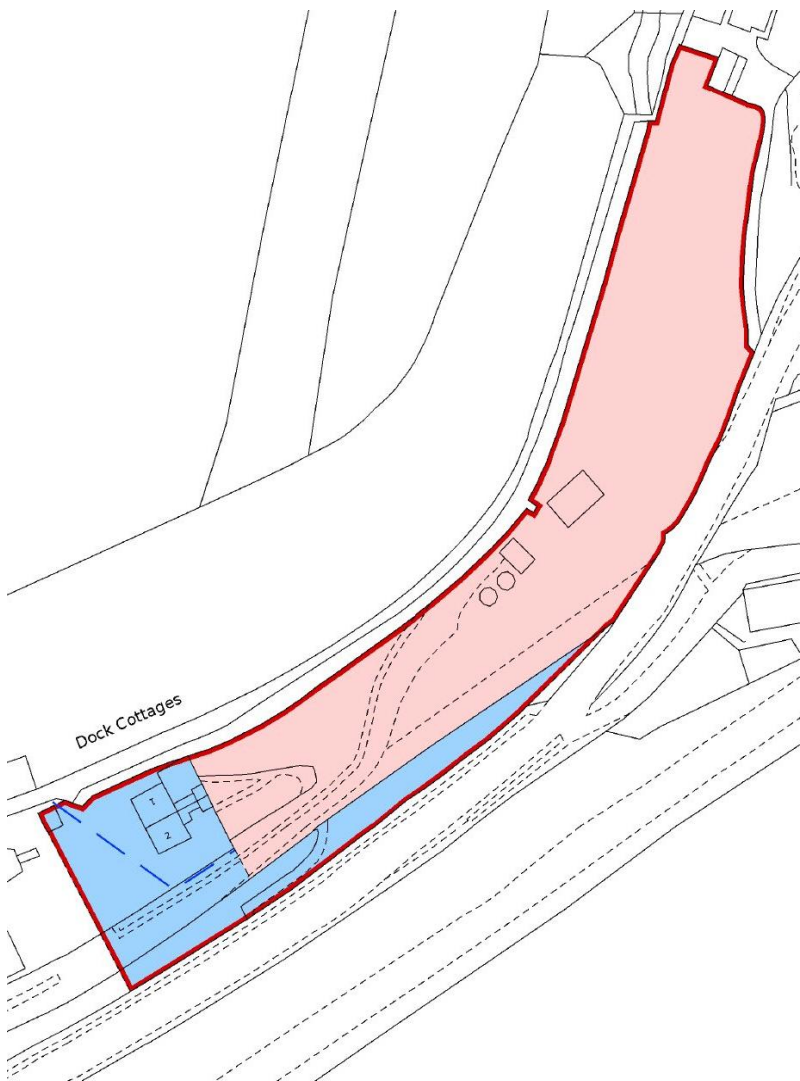




Externally, twin 5 bar gates open onto a spacious gravelled parking area sufficient for numerous vehicles plus the advantage of a decent sized detached garage. The front garden offers neatly arranged lawns either side of a wide paved pathway and patio – it's the perfect place to sit back come the afternoons to enjoy the pleasant surroundings. In addition, the garden is stocked with a welcome array of flowering plants, shrubs and trees. To the rear you'll find a wide and spacious decked patio which overlooks the entire rear garden. Here you'll be presented with lawns on differing levels and plenty of mature deciduous trees culminating in a dedicated woodland section running adjacent to the river which feeds into the Menai Strait. As a haven for wildlife/birdlife, we're sure there'll be much to savour.

For further information on the shaded areas, please contact the Bangor office.





Property Features

Entrance Hall

WC

Living/Family Room 5.54m x 7.24m (18'2" x 23'9")

Sitting Room 5.54m x 3.64m (18'2" x 11'11")

Dining Room 5.08m x 3.62m (16'8" x 11'11")

Max

Kitchen 5.44m x 3.45m (17'10" x 11'4")

Laundry Room 1.88m x 2.82m (6'2" x 9'3") Max

Landing

Bedroom 1 5.50m x 4.26m (18'1" x 14')

En-suite 2.05m x 3.08m (6'9" x 10'1") Max

Bedroom 2 5.36m x 3.65m (17'7" x 12')

Bedroom 3 4.28m x 3.70m (14'1" x 12'2")Max

En-suite 1.74m x 2.02m (5'9" x 6'8")

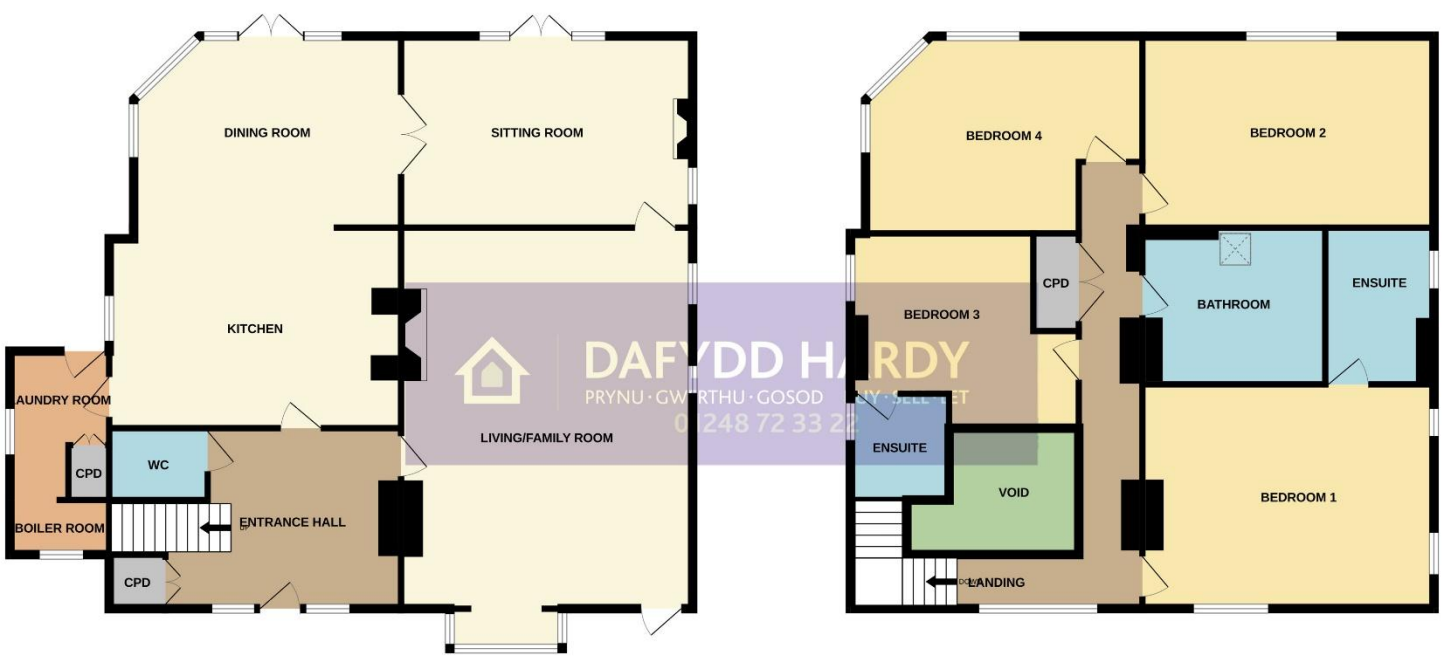
Bedroom 4 5.39m x 3.60m (17'8" x 11'10") Max

Bathroom 3.40m x 3.09m (11'2" x 10'2") Max

Detached Garage 4.10m x 5.40m (13'5" x 17'9")")

GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.

1ST FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



TOTAL FLOOR AREA : 2511 sq.ft. (233.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



LOCATION

The village of Y Felinheli is situated along the banks of the superbly scenic Menai Strait, roughly halfway between the city of Bangor and historic Caernarfon town. There are a good range of local amenities available within the village including a primary school whilst also having boat and sailing facilities plus a marina. Alongside the port you'll also find established businesses that support maritime pursuits as well as welcoming pubs and restaurants. Access to all the surrounding attractions, towns and villages, Eryri (Snowdonia) and Anglesey couldn't be more convenient with the excellent road network situated nearby including the A55 expressway. Nearby Bangor has a renowned university as well as a wide range of high street shopping outlets, supermarkets, out of town shopping facilities and a mainline railway station providing links for the North West coast and the port at Holyhead.

DIRECTIONS

From our Bangor office, follow the A487 Caernarfon Road in the direction of Caernarfon. On passing the Tesco superstore, continue for approximately 1¼ miles taking the second exit on reaching the Faenol roundabout onto the B4547 towards Y Felinheli. Turn right towards Felinheli harbour and at the bottom of the hill turn sharp right towards the Swellies Restaurant. Proceed to the end of the harbour where you'll find the property located directly ahead.

https://what3words.com/norms.quilting.marble

EPC Band: C Council Tax Band: F

Bwthyn Y Cei, Y Felinheli, Gwynedd, LL56 4JP

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