DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



27 Ffordd Hebog, Y Felinheli, Gwynedd, LL56 4QZ

Offers Over: £265,000

EPC Rating: C

27 Ffordd Hebog, Y Felinheli, Gwynedd, LL56 4QZ

Summary
Located on the banks of the Menai Strait, Y Felinheli is a highly sought after area to live. With a strong community feel, a local school, shops, hospitality and the breath-taking views across the water it's understandable why! Just a short walk away from the picturesque marina is this Town House set across three floors. The well-proportioned accommodation briefly comprises of a wide Entrance Hallway that leads to the ground floor Bedroom with Shower En-Suite and a Utility Room. To the first floor are two generous sized Bedrooms (one with Shower En-Suite) and a Bathroom. The spacious main Living space is located on the second floor with large patio door where you can admire the beautiful view across the Menai Strait towards Anglesey and wonder out onto the Balcony. Off the Lounge is a modern fully fitted Kitchen with electric oven, gas hob, integrated fridge/freezer and a dishwasher. The property has uPVC double glazing and gas central heating. Outside there is ample block paved parking and a useful carport with two storage cupboards. Across the residential estate are large areas of mature gardens, trees, and lawns.

Directions
After entering the village from Bangor take the first turning on your right marked Hen Gei Llechi. Follow the road down the hill and then take the first turning on your right over the iron bridge. Continue up the hill, bearing right then turn left into Ffordd Garnedd, after a short distance turn right into Ffordd Hebog where number 27 is in the back corner of Ffordd Hebog.

Services
We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Heating
Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).



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

Council Tax Band
The property is council tax band F.

Energy Performance Rating
The property has the following EPC rating: C. See EPC report for full information.

Agents Note
We have been informed by the vendor that there is an annual service charge of approximately £300.













Entrance Hall	
Utility Room	*1.91m x 1.58m (6'3" x 5'2")*
Bedroom 3	*4.53m x 4.73m (14'10" x 15'6") max. dimensions L-shaped*
En-Suite	*1.91m x 2.07m (6'3" x 6'9") max. dimensions*
First Floor	
Bedroom 2	*2.79m x 4.71m (9'2" x 15'5")*
Bathroom	*2.49m x 1.88m (8'2" x 6'2")*
Bedroom 1	*4.53m x 4.73m (14'10" x 15'6") max. dimensions L-shaped*
En-Suite	*2.47m x 1.57m (8'1" x 5'2")*
Second Floor	
Living Room	*4.72m x 5.45m (15'6" x 17'11")*
Kitchen	*4.71m x 2.36m (15'5" x 7'9")*
Balcony	*4.71m x 2.87m (15'5" x 9'5")*

- 3 Bedroom Town House
- Popular Residential Neighbourhood
- Large First Floor Lounge with Sea View
- Balcony Overlooking Menai Strait
- 2 En-Suite & 1 Bathroom
- Fully Fitted Kitchen with Appliances
- uPVC Double Glazing & Gas Central Heating
- Ample Off-Road Parking & Carport






Disclaimer
Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where 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. Floorplans made with Metropix ©2007.