DAFYDD HARDY
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4 Ffordd Garnedd, Y Felinheli, Gwynedd, LL56 4QY

Offers in the Region of: £145,000

EPC Rating: D

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Summary

Definitely worth a look is this modernised and spacious 2 Storey Mid Terrace Residence situated on a popular marina development amidst similar styled residences in the village of Y Felinheli, being positioned close to the scenic Menai Strait. The property is upside-down in its layout with the bedrooms on the ground floor and main living area on the first floor, to take advantage of the location – there are hints of the Menai strait and there's a balcony to the rear. The main bedroom is of a decent size whilst both are served by a contemporary 3 piece suite bathroom with shower over bath. The main living area is open plan with a pleasing dual aspect. The modern kitchen features a built-in oven, hob, extractor and dishwasher whilst there's plenty of space for dining and relaxing. Off the kitchen is access to the balcony which features composite decking and a stainless steel/glazed balustrade. Whilst the property is modernised, it would profit from some additional updating. Externally, to the front is a small private garden area and outside store. Residents communal parking is located nearby whilst all can enjoy the communal outside garden areas. The property comes fitted with uPVC double glazing and gas central heating.

Y Felinheli is positioned 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/sailing facilities and marina. Alongside the port you'll also find established businesses that support maritime pursuits as well as 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.

Directions

From our Bangor office, proceed along the A4087 in the direction of Caernarfon. At the Faenol roundabout, take the second exit onto the B4547 towards Y Felinheli. Turn right into the Felinheli harbour and at bottom of hill, proceed right over the bridge. Follow this road up the hill past the hotel taking the turning on your left into onto Ffordd Garnedd. Proceed for approximately 200 yards where the property is the located just a short walk along on your left hand side.

https://what3words.com/assist.relax.hazelnuts



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely

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 C.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.













GROUND FLOOR

Entrance Hall	
Bedroom 1	*4.33m x 3.02m (14'2" x 9'11")*
Bedroom 2	*3.00m x 3.32m (9'10" x 10'11") Max dimensions.*
Bathroom	*2.41m x 1.49m (7'11" x 4'11") Max dimensions.*
FIRST FLOOR	
Open Plan Living Room/Kitchen	
Balcony	*4.33m x 3.02m (14'2" x 9'11")*

Agents Note: *Estate service charge for maintenance - £845 p /a*

- Mid Terrace Coastal Residence
- Modernised (Will Require Further Updating)
- 2 Bedrooms & Modern Bathroom
- Spacious Open Plan Living/Dining/Kitchen
- Kitchen With Fitted Appliances
- Gas Central Heating & uPVC Double Glazing
- Spacious Composite Decked Balcony
- Pleasant Position With Views
- Popular Location Close To The Menai Strait
- Convenient For Amenities & A55 Expressway









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