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



Bodarwy, Y Felinheli, Gwynedd LL56 4JW

Asking Price: £270,000

EPC Rating: C

Bodarwy, Y Felinheli, Gwynedd LL56 4JW

Summary

This detached home was a new build project by the late owner whose family are now looking to sell this brightly coloured local landmark. The former owner only wanted a one-bedroom property but the large upstairs space, subject to the necessary consents, could be split into 2-bedrooms and a bathroom. Situated in the popular residential village of Y Felinheli, the property is a short walk from the marina and overlooks the harbour. The internal accommodation briefly comprises of: a large open-plan Kitchen/Diner/Loune with large windows and patio doors flooding the room with light; the Kitchen area includes a built-in fridge/freezer and oven/hob. The bedroom can be found on the first floor via a spiral staircase, which still has a toilet and basin but previously also housed a bathtub. Downstairs to the lower level was a double garage but is now a hobby room with bathroom, and a single garage with roller shutter door. Outside you'll find ample off-road parking with tarmac driveway. There is a large area of decking to the front of the property, which does need completing but the planks are available to do so. The property is heated via Gas Central Heating and has Double Glazing. Overall, this well-placed property could be the detached bolt-hold or home you've been looking for.

Located close to the marina in the village of Y Felinheli, which is on the bank of the Menai Strait midway between Bangor and Caernarfon. The village is renowned for its fine community spirit with amenities including primary school, doctor's surgery, shop/post office, church, pub, restaurants, village green, marina and yacht dock. The A55 is a short drive away allowing easy access to the nearby Eryri National Park, the Isle of Anglesey and the eastbound North Wales.

Directions

From the Bangor office go straight ahead to join Caernarfon Road, go past Tesco on the left, straight head at this roundabout and the one shortly after. You will come to a large roundabout in which you can head to Caernarfon, at this roundabout take the second exit and follow the road all the way to the village of Y Felinheli. As you go up a slight clime you will come to a right hand turn into the Marina. The property is located straight after this turning on your right.

What3Words: handover.brownish.spillage



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 E.

Energy Performance Rating

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













Lounge/Diner/Kitchen	*9.54m x 6.27m (31'4" x 20'7") max. dimensions*
First Floor	
Bedroom	*9.6m x 3.97m (31'6" x 13') not including dorma's*
Lower Level	
Games Room	*4.81m x 6.48m (15'9" x 21'3") max. dimensions inc. storage, L-shaped*
Bathroom	*3.1m x 2.77m (10'2" x 9'1")*
Integral Garage	*6.3m x 4.69m (20'8" x 15'5") max. dimensions*

Agents Note

There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.

- Substantial Detached Residence
- One Bedroom with Potential for Two
- Large Open Plan Lounge/Kitchen/Diner
- Gas Central Heating & Double Glazing
- Ample Off-Road Parking and Garage
- Commanding Views over the Marina
- Front Decking Area with Side Covered Porch






Disclaimer

Dafydd Hardy Estate Agents Limited, for themselves and the vendor, give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) All statements are made without responsibility on the part of the agent or vendor. (3) No statement is to be relied upon as a representation of fact. (4) Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. (5) Neither the vendor nor the agent, nor any person in their employment, has authority to make or give any representation or warranty in relation to this property. (6) While floorplan accuracy is intended, measurements are approximate and no responsibility is taken for any error or omission. Plans are for illustrative purposes only. (7) Services and appliances have not been tested and no guarantee as to their operability is given. (8) All media, including photography and video, remain the property of the agent and must not be redistributed without prior written permission. Floorplans made with Metropix ©2026