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**12 Bryn Y Waen, Y Felinheli, Gwynedd LL56 4QL**

Offers in the Region of: £325,000

EPC Rating: F

# 12 Bryn Y Waen, Y Felinheli, Gwynedd LL56 4QL

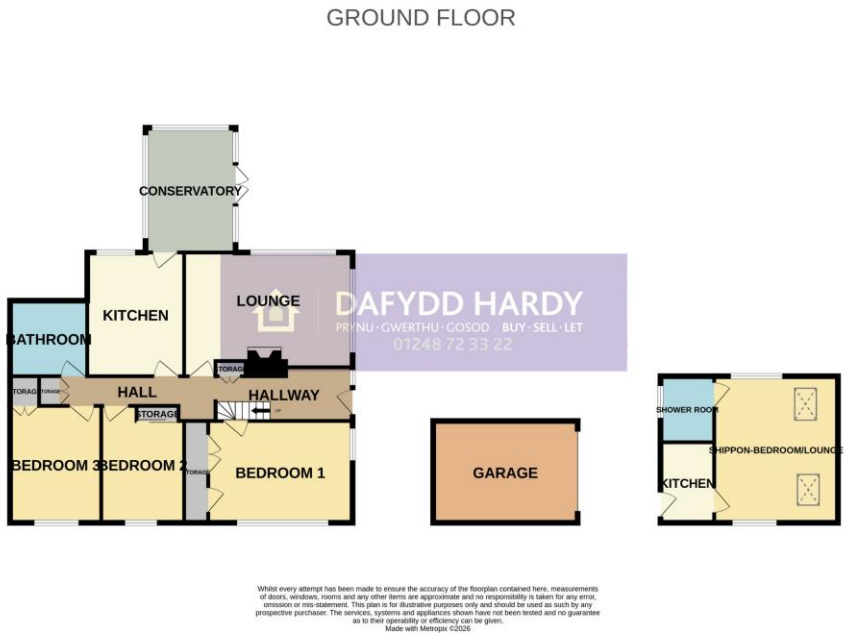
## Summary

Enjoying an extensive garden, 12 Bryn y Waen is set within a highly sought after hamlet, close to the popular coastal village of Y Felinheli, near Bangor. With far reaching views of the surrounding farmland this spacious Semi Detached home has so much to offer, from its large Lounge to its modern Kitchen, there something for all the family. The well proportioned accommodation briefly consists of a welcoming Entrance Hall with a light and spacious Lounge to the side. This dual aspect room also features a stone faced fireplace with a polished slate hearth. Adjacent to the Lounge is a modern Kitchen with a range of cream coloured base and wall units, topped with a black granite work surface. The Kitchen is also equipped with an electric double oven and induction hob, with an integrated fridge/freezer, a washing machine and an integrated dishwasher. Off the Kitchen is a generous size Conservatory that overlooks the garden. Further along the Hallway are 3 Double Bedrooms, all with built in storage and served by a stylish part tiled Bathroom that is fitted with a champagne coloured bath suite with a separate shower Unit. The property has electric radiators in every room as well as uPVC Double Glazing throughout. There is also a useful loft area which potentially could be converted to provide further living accommodation. Outside at the front is a tarmacadam driveway that provides valuable off road parking as well as access to the attached Single Garage. To the side is an extensive lawn garden with mature trees and evergreen bushes, whilst to the rear is a large paddock with a wooden storage shed. In addition at the bottom of the garden is a detached, stone annexe that has been renovated to a high standard and features a small Kitchen area, a spacious Lounge/Bedroom and a modern shower room. So if you are looking for a spacious home in a beautiful semi rural area, with plenty of outdoor space, book a viewing now as we are anticipating a lot of interest in this great opportunity.

## Directions

From our Bangor office take the main road towards Caernarfon. At the Ty Golchi roundabout take the 2nd exit for Felinheli then after a few hundred yards turn left for Llanberis, pass under the flyover and turn right. Follow the road up the hill for a couple of miles and then take the 1st turning on your right for Bryn y Waen, where number 12 is allocated at the very far end.

**What3words reference…gifts.revisits.unsettled**




## Services

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

## 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 D.

## Energy Performance Rating

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













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|---|---|
| **Entrance Hall** | |
| **Lounge** | *5.32m x 3.91m (17'5" x 12'10") max dimensions* |
| **Kitchen** | *3.06m x 3.91m (10' x 12'10") max dimensions* |
| **Conservatory** | *2.84m x 3.94m (9'4" x 12'11")* |
| **Bedroom 1** | *4.56m x 3.22m (15' x 10'7") max dimensions* |
| **Bedroom 2** | *2.62m x 3.69m (8'7" x 12'1") max dimensions* |
| **Bedroom 3** | *2.88m x 3.69m (9'5" x 12'1") max dimensions* |
| **Bathroom** | *2.44m x 2.38m (8' x 7'10")* |
| **Garage** | *4.56m x 3.21m (15' x 10'6")* |
| **Annexe Accommodation** | |
| **Kitchen** | *1.70m x 2.54m (5'7" x 8'4")* |
| **Shower Room** | *1.68m x 2.49m (5'6" x 8'2")* |
| **Lounge/Bedroom** | *3.91m x 4.63m (12'10" x 15'2")* |
| **Shower Room** | *1.70m x 2.09m (5'7" x 6'10")* |

- Semi Detached Bungalow
- Extensive Gardens With Far Reaching Views
- Detached Annexe Accommodation
- Highly Sought After Location
- Attached Garage & Off Road Parking
- 3 Double Bedrooms
- Spacious Lounge
- Large Modern Kitchen Area
- Conservatory






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