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8 Menai Court, Caernarfon Road, Y Felinheli, Gwynedd LL56 4RZ

Asking Price: £295,000

EPC Rating: C

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Summary

Situated in Y Felinheli, this 3-bedroom end of terrace property with a first floor living room, enjoys views of the Menai Strait. The home is only a short stroll from the village centre and the shoreline, with a garden, patio, balcony, and parking. The current owner has called this home since they were first constructed in 1984. The internal accommodation briefly comprises of: Hallway with understairs storage; Bathroom with corner bath with shower over the bathtub; two ground floor bedrooms; converted garage into Study; Utility Room with cabinets and plumbing for a washing machine; Workshop. Upstairs you'll find a further Bedroom; Kitchen/Diner with a range cooker, dishwasher, and breakfast bar; a spacious Living Room with an open fireplace and incredible views of the Menai Strait and Anglesey beyond; finally a 3-meter-wide balcony with awning allows for those elevated views to be enjoyed in the sun. Outside you'll find an area of off-road parking to the front, and a covered patio to the rear. Following a stepped path to the rear, you'll find an enclosed garden with terraced rockery and small area of lawn. The home is heated via Gas Central Heating and has uPVC double glazing throughout.

The village of Y Felinheli is situated along the banks of the famous 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, health centre & gym, village shop, public house and various takeaways, Lon Las cycle track to Caernarfon and beyond, whilst also having boat and sailing facilities and marina. All these amenities are a short walk away. There is also bus transportation each way, currently every 20 min and shop & post office approx. 5 min away. Access to all the surrounding attractions (Zip World springs to mind), towns and villages, Eryri and Anglesey with its superb beaches, couldn't be more convenient with the excellent road network situated nearby, including the A55. Nearby Bangor (the city of learning) has a renowned university as well as a wide range of famous name high street shopping outlets, supermarkets, out of town shopping facilities, Ysbyty Gwynedd which is approx. 10 min away and a mainline railway station providing links for the North West coast and the port at Holyhead.

Directions

From our Bangor Office follow signs for Caernarfon. At the Vaynol roundabout take the 2nd exit, signposted Y Felinheli. Continue along this road and proceed through the village. After passing through the village centre continue towards Caernarfon and you'll find the entrance to Menai Court on your right shortly after the sharp right-hand turn but before the left exit to Brynffynnon Road. **What3Words: oppose.wordplay.paddlers**



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.













- End Terraced House
- 3 Bedrooms
- Balcony, Patio & Gardens
- Off Road Parking & Workshop
- Views across Menai Straits & Ynys Mon
- Gas Central Heating & uPVC Double Glazing
- Kitchen with Separate Utility Room
- Workshop & Study

Entrance Hall	
Bathroom	*1.75m x 3.36m (5'9" x 11')*
Study	*2.7m x 5.24m (8'10" x 17'2")*
Bedroom 1	*2.78m x 3.63m (9'1" x 11'11")*
Bedroom 2	*3.66m x 2.86m (12' x 9'5") max. dimensions*
Utility Room	*2.29m x 3.5m (7'6" x 11'6")*
Workshop	*2.84m x 2.58m (9'4" x 8'6")*
First Floor Landing	
Bedroom 3	*2.86m x 3.42m (9'5" x 11'3") max. dimensions*
Kitchen/Diner	*2.78m x 5.36m (9'1" x 17'7")*
Living Room	*5.79m x 3.63m (19' x 11'11") max. dimensions*
Balcony	*5.2m x 3m (17'1" x 9'10")*








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