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5 Hen Gei Llechi, Y Felinheli, Gwynedd, LL56 4PA

Asking Price: £375,000

EPC Rating: D

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Summary

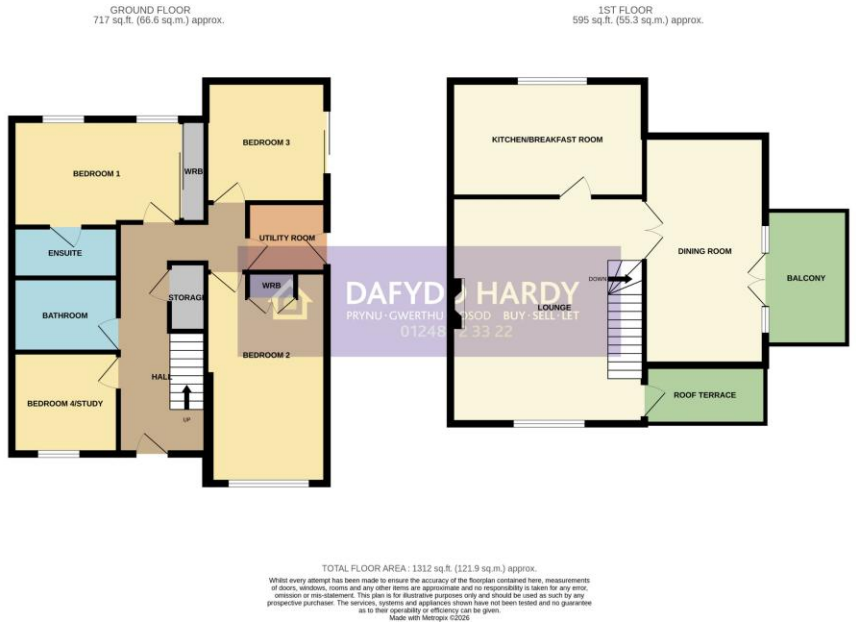
Occupying a most enviable waterside position providing an exhilarating experience alongside the scenic Menai Strait is this spacious and modern End Detached Residence, offering exceptional views across the water to the opposite shores of the Isle of Anglesey from the balcony, somewhere to simply enjoy the whole waterside experience! The property is situated within a popular development amidst similar styled residences in the village of Y Felinheli, being within easy reach of local amenities and popular waterside eateries whilst convenient for the A55 expressway, The Isle Anglesey and the Eryri/Snowdonia National Park. Undoubtedly an exciting opportunity to enjoy life by the sea with this practical home, being upside-down in nature, purposely made for the maximum enjoyment of the location. Located on the ground floor are 4 bedrooms, each with their own appeal. The main bedroom enjoys en-suite facilities and built-in wardrobe, the second bedroom also featuring a wardrobe and wash handbasin plus there are sliding patio doors to the third bedroom. All are served by a 3 piece suite bathroom with shower over bath. The main living area on the first floor is particularly bright and airy with high ceilings and consist of a lounge with real flame gas fireplace, a decent sized breakfast kitchen (built-in double oven, gas hob, dishwasher and fridge/freezer) and a dedicated dining room with patio doors opening to a newly decked balcony (there is also a roof terrace accessible from the lounge). Externally, to the front is an off road parking area sufficient for at least 2 vehicles leading to the main garden which is generous and primarily laid to lawn with mature hedging to the border. A further laned area exists to the rear. 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 maritime/sailing facilities and marina. Alongside the port you'll also find established businesses that support maritime pursuits as well as pubs and restaurants.

Directions

From our Bangor office, follow the A487 Caernarfon Road in the direction of Caernarfon. On passing the Tesco superstore, continue onwards for approximately 1¼ miles taking the second exit on reaching the Faenol roundabout onto the B4547 towards Y Felinheli. Turn right towards Felinheli harbour and at the bottom of the hill continue straight on into Hen Gei Llechi for approximately 150 yards taking the first turning on your right. Proceed for just a few yards where you'll find the property tucked away on your left hand side, along the water's edge.

https://what3words.com/deeper.slant.stylist



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 Managed 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: D. See EPC report for full information.













GROUND FLOOR

Entrance Hall	
Bedroom 1	*4.12m x 2.61m (13'6" x 8'7") Max: into wardrobe.*
En-suite	
Bedroom 2	*2.93m x 5.12m (9'7" x 16'10") Max dimensions.*
Bedroom 3	*2.94m x 2.95m (9'8" x 9'8")*
Bedroom 4/Study	*2.61m x 2.47m (8'7" x 8'1")*
Bathroom	*2.56m x 1.80m (8'5" x 5'11")*
Utility Room	*1.91m x 1.68m (6'3" x 5'6")*
FIRST FLOOR	
Lounge	*4.70m x 5.49m (15'5" x 18') Max dimensions.*
Kitchen/Breakfast Room	*4.69m x 2.81m (15'5" x 9'3")*
Dining Room	*2.95m x 5.55m (9'8" x 18'3")*

Agents Note:

The property is Managed Freehold whereby there is an annual fee for the upkeep of the private roads and there are also restrictions imposed on certain aspect within of the development (contact our Bangor office for further details).

- End Terrace Waterside Residence
- Located Directly Alongside The Water's Edge
- Enviable Position Overlooking The Menai Strait
- 3 Bedrooms, En-suite & Bathroom
- Generous First Floor Living Area With Balcony
- Breakfast Kitchen With Fitted Appliances
- Gas Central Heating & uPVC Double Glazing
- Private Parking & Manageable Lawned Gardens
- Within Easy Reach Of Bangor & A55 Expressway
- A Superb Opportunity Not To Be Missed






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