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18 Ffordd Heulyn, Y Felinheli, Gwynedd, LL56 4QT

Offers Over: £310,000

EPC Rating: C

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Summary

Positioned within a highly desirable development overlooking the Menai Strait, this beautifully presented 3 Bedroom terraced townhouse is arranged over three floors and offers stylish, modern living in an exceptional coastal setting. The property was fully refurbished by the current owner a few years ago and now provides spacious, contemporary accommodation, including 3 bedrooms (2 with Ensuite facilities), an impressive open-plan Lounge/Kitchen/Dining area and off-road parking. There is also a private balcony which enjoys stunning elevated views across the Menai Strait and the Anglesey coastline. Situated in the popular village of Y Felinheli, the property benefits from a range of local amenities including a convenience store with post office, a public house, independent shops and cafés, as well as picturesque coastal walks a few hundred yards from the doorstep. The nearby historic town of Caernarfon and the city of Bangor offer a wider selection of shops, services and leisure facilities. The accommodation briefly comprises an Entrance Hall with stairs leading to the first floor, under-stairs storage and easy-care laminate flooring. There is a useful Utility Room fitted with a sink and plumbing for a washing machine. To the ground floor is Bedroom 1, a generously sized room with dual windows and a stylish Ensuite Shower Room featuring a shower, W/C, wash basin set within a wall-mounted vanity unit, partially tiled walls and laminate flooring that continues seamlessly from the bedroom. The first floor provides two further bedrooms. Bedroom 2 benefits from a single window and its own en-suite shower room finished to a similar high specification. Bedroom 3 is located features dual windows. The family bathroom is fitted with a bath, W/C and a wash basin set within a vanity unit, complemented by partially tiled walls. Occupying the entire second floor is the impressive open-plan Lounge/Kitchen and Dining area, boasting high ceilings and high-quality finishes throughout. The kitchen area features cream cabinetry with wood-effect worktops, integrated extractor fan, oven, full-size double ovens, fridge/freezer and dishwasher. The lounge area benefits from sliding patio doors that open onto a private balcony, providing elevated views across the Menai Strait and the surrounding Gwynedd and Anglesey coastline. Externally, the property offers a brick-paved driveway with a carport providing off-road parking for two vehicles, along with a useful storage area to the left-hand side. Additional benefits include gas central heating and uPVC double glazing throughout. Early viewing is highly recommended.

Directions

From our Bangor office, follow the A487 Caernarfon Road in the direction of Caernarfon. On passing the Tesco superstore, continue 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, head over the bridge and up the hill. Continue to follow the round and up, then take the second left onto Ffordd Garnedd. Proceed over the speed bumps and as the road drops down, take the right into Ffordd Heulyn. Continue to follow the road down and the property is located on the left-hand side.

What3Words: invoices.catapult.outs



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 is not yet available as the property currently pays business rates.

Energy Performance Rating

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













Ground Floor	
Entrance Hall	
Bedroom 1	*4.70m x 4.11m (15'5" x 13'6") Max. dimensions, L-shaped*
Ensuite	*2.07m x 1.83m (6'9" x 6')*
Utility Room	*1.87m x 1.57m (6'2" x 5'2")*
First Floor	
Landing	
Bedroom 2	*4.69m x 3.55m (15'5" x 11'8") Max. dimensions, L-shaped*
Ensuite	*2.45m x 1.58m (8' x 5'2")*
Bedroom 3	*4.69m x 3.78m (15'5" x 12'5") Max. dimensions*
Bathroom	*2.46m x 1.88m (8'1" x 6'2")*
Second Floor	
Lounge/Kitchen/Diner	*8.44m x 4.70m (27'8" x 15'5") Max. dimensions*
Balcony	
Car Port	

- Beautifully Refurbished Townhouse Set Over Three Floors
- 3 Bedrooms
- 3 Bathrooms (2 Ensuites)
- Impressive Open-Plan Lounge/Kitchen/Diner with High Ceilings
- Sought-After Waterfront Development While Close to Local Amenities
- Private Balcony with Stunning Views of Menai Strait & Anglesey Coastline
- Driveway with Carport Providing Off-Road Parking
- Gas Central Heating & uPVC Double Glazing

Agents Note

The vendor has informed us that the property is of timber frame construction on a concrete base. They have also informed us that there is an annual service charge payable for the communal garden areas. Approx Cost £361 (2025).






Disclaimer

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