DAFYDD HARDY
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16 Ffordd Garnedd, Y Felinheli, Gwynedd LL56 4QY

Offers Over: £180,000

EPC Rating: C

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Summary

Located on the banks of the Menai Strait, Felinheli has become a highly sought after area to settle down in, with a strong community feel and the breathtaking views across the water it's where everyone wants to live. Just a short walk away from the picturesque marina is this beautifully presented End Terrace Home that's sure to impress you. Designed with the main living area on the first floor, to take advantage of the distant view of the Menai Strait, the open plan style accommodation offers a comfortable living space with sliding doors that extend out onto a spacious balcony, where you can sit back and relax whilst watching the most amazing sunsets. The main Living area also incorporates a modern Kitchen area that is fitted with white base and wall units topped with a stone effect work surface and is equipped with an electric cooker and a gas hob as well as an integrated fridge/freezer, washing machine and dishwasher. On the Ground floor, off a long Entrance Hallway are 3 generous size Double Bedrooms, all are served by a stylish, fully tiled Shower room with a white Wc suite and a chrome heated towel rail. An additional Wc is located across the Hallway. Above the Lounge, within the roof space, is an extra Single Bedroom/Office that has stained wood cladding and also features an en suite Wc. The property has uPVC Double Glazing throughout and a recently replaced Gas Central Heating system to keep you warm during the winter months. We highly recommend you book a viewing soon to fully appreciate this fantastic opportunity to purchase a desirable home in a highly sought after location.

Directions

From our Bangor Office follow signs for Caernarfon. At the Vaynol roundabout take the 2nd exit, sign posted Felinheli. After entering the village take the first turning on your right marked Hen Gei Llechi. Follow the road down the hill and then take the first turning on your right over the iron bridge. Continue up the hill, bearing right then turn left into Ffordd Garnedd. Number 16 is located at the end of the row.

What3words reference…campsites.recorders.waving

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 C.

Energy Performance Rating

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

Agents Note

We have been informed by the vendor, there is a Service Charge payable for the maintenance of the surrounding estate.













Entrance Hall	
Wc	*0.95m x 1.23m (3'1" x 4')*
Bedroom 1	*4.28m x 3.02m (14'1" x 9'11")*
Bedroom 2	*2.32m x 3.32m (7'7" x 10'11")*
Bedroom 3	*2.37m x 3.99m (7'9" x 13'1") max dimensions*
Shower Room	*2.32m x 1.52m (7'7" x 5') max dimensions*
First Floor	
Lounge/Diner	*4.31m x 7.86m (14'2" x 25'9") max dimensions*
Balcony	*4.01m x 1.70m (13'2" x 5'7")*
Kitchen	*2.10m x 2.72m (6'11" x 8'11") max dimensions*
Balcony	*2.03m x 2.47m (6'8" x 8'1")*
Loft Room	*4.31m x 3.75m (14'2" x 12'4")*
Wc	*0.95m x 2.28m (3'1" x 7'6")*

- Spacious End Terrace Town House
- Popular Seafront Development
- 3-4 Double Bedrooms
- Generous Open Plan Lounge/Kitchen
- Front & Rear Balconies
- Fully Tiled Shower/En Suite Wc
- uPVC Double Glazing & Gas Central Heating
- Allocated Off Road Parking
- No Onward Chain
- Viewing Highly Recommended






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