DAFYDD HARDY
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29 Ffordd Hebog, Menai Marina, Y Felinheli, LL56 4QZ

Offers Over: £255,000

EPC Rating: C

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Summary

With the scenic waters of the Menai Strait on your doorstep, what's not to like! Here we have a most spacious three storey mid terrace residence (one of three) situated within a popular marina development offering a range of styled residences in the village of Y Felinheli. A peaceful location bordering countryside whilst enjoying fabulous views towards the Menai Strait, especially from the property's balcony. Practicality is assured by means of a driveway, providing ample off road parking with an integral carport. On the ground floor you will find a useful utility room with sink unit, gas boiler and space for a washing machine. Also a large guest bedroom with en-suite facilities. The layout of the property is upside-down in nature to take advantage of the superb aspect and views, with the main living area and kitchen located on the top floor. Here you'll find a generous lounge with wide sliding doors opening to a spacious balcony and a kitchen with plenty of space for dining which comes fitted with a built-in double oven, hob, dishwasher, fridge and freezer. The first floor offers 2 good sized bedrooms (the main bedroom having en-suite facilities and built-in wardrobe) plus a family bathroom. Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises: Entrance Hall, Utility Room, Guest Bedroom and En-suite to ground floor; Landing, two Bedrooms, En-suite and Bathroom to first floor; Lounge and Kitchen/Diner to second floor.

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 boat/sailing facilities and marina. Alongside the port you'll also find established businesses that support maritime pursuits as well as pubs and restaurants. Access to local towns and villages and surrounding attractions, including Eryri National Park (Snowdonia) and Anglesey, couldn't be more convenient with the excellent road network situated nearby, including the A55 expressway.

Directions

From our Bangor office, proceed along the A4087 in the direction of Caernarfon. At the Faenol roundabout, take the second exit onto the B4547 signposted Y Felinheli. Turn right towards Y Felinheli harbour and at bottom of hill, proceed right over the bridge. Follow this road up the hill and onto Ffordd Siabod taking the turning on your left into Ffordd Garnedd. Take the next turning on your right into Ffordd Hebog where you'll find property located towards the far right hand corner, the middle house.

https://what3words.com/cascade.hill.verifying



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

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 to 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: C. See EPC report for full information.













Entrance Hall	
Utility Room	*1.90m x 1.58m (6'3" x 5'2")*
Guest Bedroom	*4.70m x 4.11m (15'5" x 13'6") Max*
En-suite	*1.88m x 2.07m (6'2" x 6'9") Max*
Landing	
Bedroom 1	*4.71m x 4.52m (15'5" x 14'10") Max*
En-suite	*2.46m x 1.58m (8'1" x 5'2")*
Bedroom 2	*4.69m x 2.79m (15'5" x 9'2")*
Bathroom	*2.46m x 1.88m (8'1" x 6'2")*
Second Floor	
Lounge	*4.70m x 5.45m (15'5" x 17'11") Max*
Kitchen/Diner	*4.70m x 2.89m (15'5" x 9'6")*
Carport	*4.68m x 3.39m (15'4" x 11'1")*

- 3 Storey Mid Terrace Marina Residence
- 3 Bedrooms, 2 With En-suite & Bathroom
- Balcony Offering Exceptional Sea Views
- Spacious Lounge & Fully Equipped Kitchen/Diner
- uPVC Double Glazing & Gas Central Heating
- Ample Off Road Parking & Useful Car Port
- Sought After Location Close To The Menai Strait
- Convenient For Amenities & A55 Expressway

Agents Note:
We have been informed by the vendor that there is an annual service charge of approximately £300.






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