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66 Hen Gei Llechi, Y Felinheli, Gwynedd LL56 4PD

Asking Price: £335,000

EPC Rating: C

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Summary

If you're looking to settle down in the fashionable waterside village of Y Felinheli take a look at this luxurious Semi Detached Home that's located on a highly sought after residential development, close to the banks of the Menai Strait. From the ground floor the accommodation briefly comprises of spacious Entrance Hall with 2 large storage rooms to the side. Off an inner Hallway is a useful Utility Room, whilst to the rear, currently used as a second Lounge, is a generous size Double Bedroom with an en suite shower room. Up onto the second floor are a further 2 more Double Bedrooms, both with built in wardrobes and an En Suite Shower. Positioned on the top floor, to take advantage of the view of the Menai Strait, is an open plan Lounge with a balcony and a stylish Kitchen/Diner. The Kitchen is fitted with a range of dark grey units, topped with a light coloured composite work surface and is equipped with an eye level double oven, an induction hob and an integrated fridge/freezer as well as a wine chiller and a washing machine and dishwasher connection. The spacious Lounge has a laminated wood floor and a set of sliding patio doors that open onto a generous size Balcony that offers a far reaching view of the Menai strait… the perfect spot to watch the sunset on a warm summers evening. The property has a mains Gas Central heating system and uPVC Double Glazing throughout. Outside at the front of the property is a spacious Block Paved driveway that provides valuable off road parking for 2 vehicles. To the rear is an enclosed garden with a well kept lawn and a stone flagged patio. So if you are looking for a spacious modern home, in a highly desirable location close to the Menai strait, we highly recommend you book a viewing soon to fully appreciate this great opportunity in Felinheli.

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 continue towards the waterfront housing development. Follow the road around and bear to the left and number 66 will be on your right in a small cul de sac. **What3words reference…sprinter.pylons.lovely**

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 F.

Energy Performance Rating

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













Entrance Hall	
Storage	*1.85m x 1.66m (6'1" x 5'5") max dimensions*
Utility Room 1	*1.85m x 1.94m (6'1" x 6'4")*
Hall	
Utility Room 2	*2.00m x 1.63m (6'7" x 5'4")*
Bedroom 1	*4.73m x 4.01m (15'6" x 13'2") max dimensions*
En-Suite	*2.00m x 2.17m (6'7" x 7'1") max dimensions*
First Floor Landing	
Bedroom 2	*4.10m x 3.62m (13'5" x 11'11") max dimensions*
En-Suite	*2.51m x 1.66m (8'3" x 5'5")*
Bedroom 3	*4.10m x 3.60m (13'5" x 11'10")*
En-Suite	*2.51m x 1.84m (8'3" x 6')*
Second Floor	
Lounge/Diner/Kitchen	*4.73m x 8.37m (15'6" x 27'6") max dimensions*
Balcony	*4.73m x 2.35m (15'6" x 7'9")*

- Modern 3 Storey Town House
- Popular Seafront Development
- Open Plan Kitchen/Diner/Lounge
- Balcony With Sea Views
- 3 En Suite Shower Rooms
- 3 Generous Size Double Bedrooms
- Utility Room
- uPVC Double Glazing & Gas Central Heating
- Enclosed Rear Garden & Off Road Parking
- Viewing Highly Recommended






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