

DAFYDD HARDY
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39 Brynffynnon, Y Felinheli, Gwynedd LL56 4SJ

Asking Price: £175,000

EPC Rating: D

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Summary

If you are looking for a home with a view, then 39 Brynfynnon Road could be just what you have been looking for. Set within the popular village of Felinheli, in an elevated position, the views of the Menai Strait will take your breath away. Traditionally built from local stone and slate this spacious Mid Terrace home features an inverted lay out to take full advantage of the beautiful panoramic view across the Straits towards Anglesey. The accommodation briefly consists on the first floor, of an open plan Lounge/Kitchen with exposed ceiling beams and a wide front window that perfectly frames that outstanding view. The Kitchen is fitted with a range of wooden base and wall units, topped with a wood effect work surface that also incorporates a breakfast bar. The Kitchen is also equipped with an electric oven and grill with a gas hob as well as a washing machine connection point. Below on the ground floor are 2 good size Double Bedrooms, both served by a part tiled Bathroom that has a champagne coloured Bath suite with a separate Shower Cubicle. The property has uPVC Double Glazing and a mains Gas Central Heating system that is run from a recently installed combi boiler. Outside to the rear is a block paved parking area for a small car as well as an exterior access to the Lounge/Kitchen. so if you are looking for a first time buy, be quick to book a viewing soon as we are anticipating a lot of interest in this well positioned home with a fantastic view.

Directions

From our Bangor Office follow signs for Caernarfon. At the Vaynol roundabout take the 1st exit, sign posted Caernarfon. Follow the road over the Felinheli by pass until you reach the roundabout at Plas Menai. Take the 3rd exit sign posted Felinheli. Proceed along this road and after you enter the village of Felinheli take the 3rd turning on your right, up the hill. After a few hundred yards number 39 will be on your right, just after the fork in the road.

What3words reference… chromatic.money.cringes

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 B.

Energy Performance Rating

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













Entrance Hall	
Bedroom 1	*3.25m x 2.35m (10'8" x 7'9")*
Bedroom 2	*3.25m x 2.33m (10'8" x 7'8")*
Bathroom	*2.51m x 2.39m (8'3" x 7'10") max dimensions*
First Floor Landing	
Lounge	*4.33m x 4.10m (14'2" x 13'5") max dimensions*
Kitchen	*3.83m x 4.49m (12'7" x 14'9") max dimensions*

- Traditional Stone Built Mid Terrace Home
- Popular Village Location
- Inverted Accommodation
- Beautiful Views Of The Menai Strait
- Open Plan Lounge/Kitchen
- 2 Double Bedrooms
- Ground Floor Bathroom
- Mains Gas Central Heating
- Double Glazing
- Block Paved Off Road Parking






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