DAFYDD HARDY
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**6 Ffordd Heulyn, Y Felinheli, Gwynedd LL56 4QT**

Asking Price: £375,000

EPC Rating: B

# 6 Ffordd Heulyn, Y Felinheli, Gwynedd LL56 4QT

## Summary

Now who wouldn't fancy life right here on the waters' edge of the beautiful Menai Strait! With breathtaking views (especially so from the balcony) we're pleased to be able to offer this most spacious and well-presented 3 Storey Waterside Residence situated on a popular marina style development amidst similar residences in the village of Y Felinheli, a peaceful location bordering woodland whilst enjoying the delights of this famous stretch of tidal water. The property offers practicality by means of a driveway, providing ample off road parking plus a useful Carport. The layout of the property is such that the main living area is located on the uppermost floor to best take advantage of the fabulous position and views. There's a degree of flexibility to the accommodation too with a bedroom and en-suite on the ground floor whilst 2 further spacious bedrooms reside on the first floor served by a 3 piece bathroom suite plus en-suite facilities to the main bedroom. The living room is bright and airy with a high ceiling and sliding patio doors opening to the balcony and the kitchen comes with a range of fitted appliances to include: double oven, gas hob, fridge, freezer and dishwasher. Externally, to the front is a spacious brick paved off road parking area and carport with a useful store. To the rear is a gravelled garden leading directly to the waters' edge. The property comes fitted with uPVC double glazing and gas central heating.

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 all the surrounding attractions, towns and villages, Eryri/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. Follow this road and on reaching the bottom of the hill turn right into Ffordd Heulyn and proceed for approximately 60 yards where you'll find the property on your left hand side.

https://what3words.com/amazed.printout.lifestyle




## 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.

## Agents Note

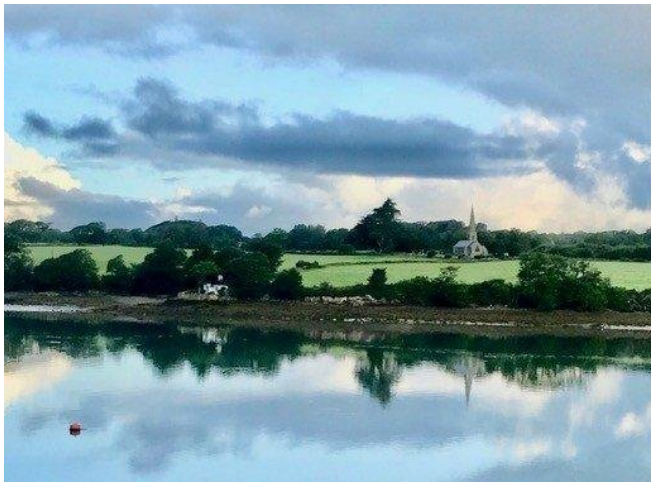
We have been informed by the vendor that a maintenance charge of approximately £350 per annum is payable, this covers the estates grounds maintenance, road, lighting and a contribution towards the bridge.









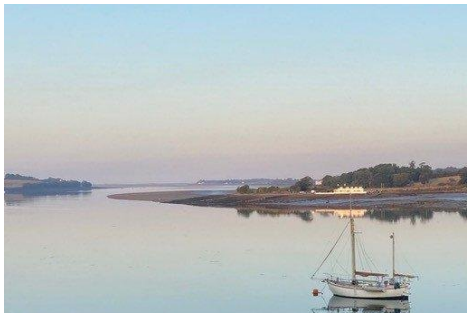




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|---|---|
| **GROUND FLOOR** | |
| **Carport** | *4.69m x 3.35m (15'5" x 11')  Max dimensions.* |
| **Entrance Hall** | |
| **Utility Room** | *1.88m x 1.56m (6'2" x 5'1")* |
| **Guest Bedroom** | *4.70m x 4.11m (15'5" x 13'6")  Max: into wardrobe.* |
| **En-suite** | *1.87m x 2.08m (6'2" x 6'10")* |
| **FIRST FLOOR** | |
| **Landing** | |
| **Bedroom 1** | *4.70m x 3.52m (15'5" x 11'7")  Max dimensions.* |
| **En-suite** | *2.46m x 1.57m (8'1" x 5'2")* |
| **Bedroom 2** | *4.70m x 3.80m (15'5" x 12'6")  Max: into wardrobe.* |
| **Bathroom** | *2.46m x 1.88m (8'1" x 6'2")* |
| **SECOND FLOOR** | |
| **Living Room** | *4.71m x 5.45m (15'5" x 17'11")* |
| **Kitchen/Breakfast Room** | *4.71m x 2.88m (15'5" x 9'5")* |

- 3 Storey Mid Terrace Waterside Residence
- Remarkably Scenic Position On Edge Of Menai Strait
- 3 Bedrooms, 2 With En-suite & Bathroom
- Balcony With Unsurpassed Sea Views
- Spacious Living Room & Fully Equipped Kitchen
- uPVC Double Glazing & Gas Central Heating
- Ample Off Road Parking & Handy Carport
- Popular Location On The Shores Of The Menai Strait
- Convenient For Local Amenities & A55 Expressway
- A Splendid Opportunity To Live On The Water's Edge



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