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14 Augusta Place, Y Felinheli, Gwynedd LL56 4HJ

Offers Over: £110,000

EPC Rating: D

14 Augusta Place, Y Felinheli, Gwynedd LL56 4HJ

Summary

Set in the heart of the popular village of Felinheli, on the banks of the Menai Strait, this traditional stone built, End of Terrace Cottage is located at the very end of a quiet cul de sac and is a great opportunity if you are looking for somewhere you can put your own stamp on. In need of some upgrading, the well proportioned accommodation briefly consists of a small Entrance Porch that leads into a good size Lounge with a staircase to the first floor. To the side of the Lounge is a modern Kitchen area that is fitted with a range of light brown base and wall units, topped with a black stone effect work surface. Completing the ground floor is a small Bathroom with a white bath suite and an over bath shower. Upstairs are 2 Bedrooms, made up of a good size Double Bedroom and a smaller Single Bedroom. The property has a mains Gas Central heating system as well as uPVC Double Glazing throughout. Outside to the front and side is an enclosed lawn garden with a small patio area. We highly recommend you book a viewing soon to fully appreciate the true potential this traditional home has to offer.

Directions

From our Bangor Office follow signs for Caernarfon. At the Vaynol roundabout take the 2nd exit, sign posted Felinheli. After entering the village continue along the Hugh Street, passing the shops on your left. Take the first Right turn down to the beach after the convenience store. Then take the first left into Augusta Place where number 14 will be at the very end of the Cul de Sac.

What3words reference…briefing.wake.printout

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 D.

Energy Performance Rating

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

Agents Note

There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.













Entrance Porch	
Lounge	*3.98m x 3.66m (13'1" x 12') max dimensions*
Kitchen	*2.40m x 3.66m (7'10" x 12') max dimensions*
Inner Hall	
Bathroom	*2.03m x 1.55m (6'8" x 5'1")*
First Floor Landing	
Bedroom 1	*3.20m x 3.66m (10'6" x 12') max dimensions*
Bedroom 2	*2.03m x 3.66m (6'8" x 12') max dimensions*

- Spacious End Of Terrace Cottage
- Very Popular Village Location
- 2 Bedrooms
- Generous Size Lounge
- Modern Fitted Kitchen
- Ground Floor Bathroom
- uPVC Double Glazing
- Gas Central Heating
- Generous Size Enclosed Garden
- In Need Of Some Updating






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