Fron Dirion,
1 Caernarfon Road
Y Felinheli

Dafydd Hardy

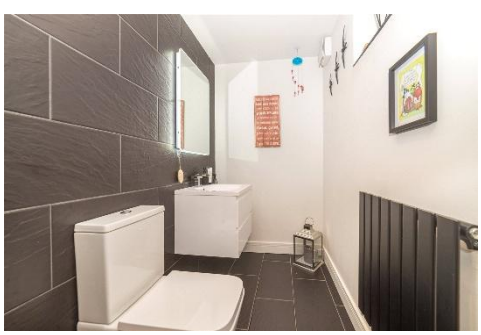
Coast & Country

Fron Dirion

Fron Dirion is a most impressive coastal residence which definitely has a story to tell, having undergone a major transformation in recent times, creating a contemporary home that's definitely pleasing on the eye and purposely designed for the enjoyment of the stunning location and spectacular views. With the Menai Strait laid out before you and the coastline of the Isle of Anglesey, this property's enviable elevated position in the sought after village of Y Felinheli has the provision of two superb balconies where you'll be able to fully immerse yourself in the breathtaking vista. Complementing the balconies are two separate tired patios.

The present owners undertook the task of transforming what was formerly a fairly ordinary dwelling some three years ago into what you see before you today, not only enlarging its original footprint but also adding an additional level whilst incorporating two splendid balconies which are noted for their generous dimensions and, being covered, effectively create additional outdoor living space – imagine what it would be like on a beautiful sunny day or perhaps watching spectacular sunsets from these vantage points and even when the weather is slightly inclement, you can still sit back and enjoy the ever changing scenery. Fron Dirion's transformation incorporated bespoke fixtures and fittings and quality materials throughout to an exacting standard while its general presentation and layout is second to none. This is a fabulous family home that has practicality built in too. Let's walk you through the accommodation…

On the ground floor you'll walk into the entrance hall which incorporates a contemporary WC and wash handbasin leading through to the main living area.



This is a bright and airy room with an open-plan layout with a dedicated kitchen area, ample space for dining and lounge. Six panelled windows across the front elevation (with a bespoke larch wood window sill) create a remarkable panoramic vista of the Menai Strait where these in turn can be folded back to reveal the view in all its glory. Keeping things cosy is a large inset wood burning stove.

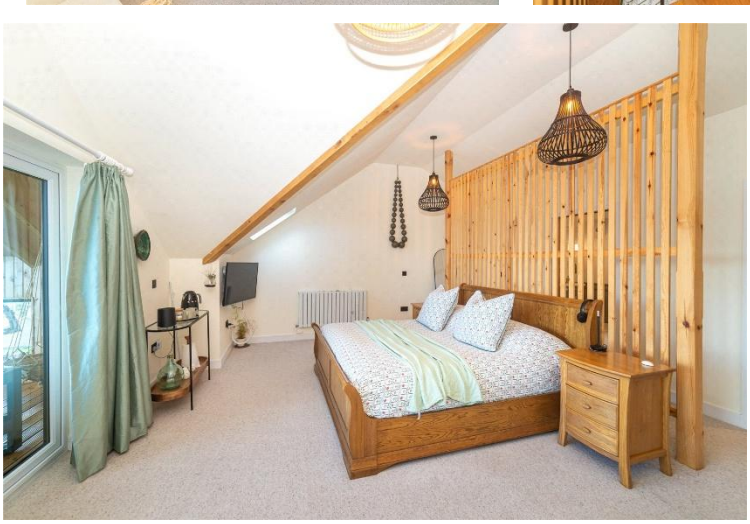
The kitchen area features solid quartz worktops and splash-backs and a host of fitted appliances to include: range oven, combi-microwave oven, “Quooker” instant hot water tap, fridge and dishwasher.

Tucked away to the rear and complimenting the kitchen is an essential everyday pantry. The entire ground floor features under-floor heating with the majority fitted with engineered oak flooring in a contemporary parquet style.

Climbing the ash staircase takes you to the first floor. Here you'll find a useful utility room with sink unit, cupboards and plumbing for washing machine, two bedrooms, store room and bathroom.

Both bedrooms have sliding patio doors which open onto a common timber decked balcony with glazed balustrade. The balcony has lighting and weatherproof electrical sockets. The bathroom comes well appointed with a contemporary suite and separate shower.

Moving to the second floor offers the provision of a dedicated study and the master bedroom. This capacious room offers tri-folding doors opening to a similarly appointed balcony as the one previously mentioned with further appeal by way of its pitched ceiling – of course, it offers the best views in the house! The master suite comes with a luxuriously appointed en-suite and spacious dressing room.



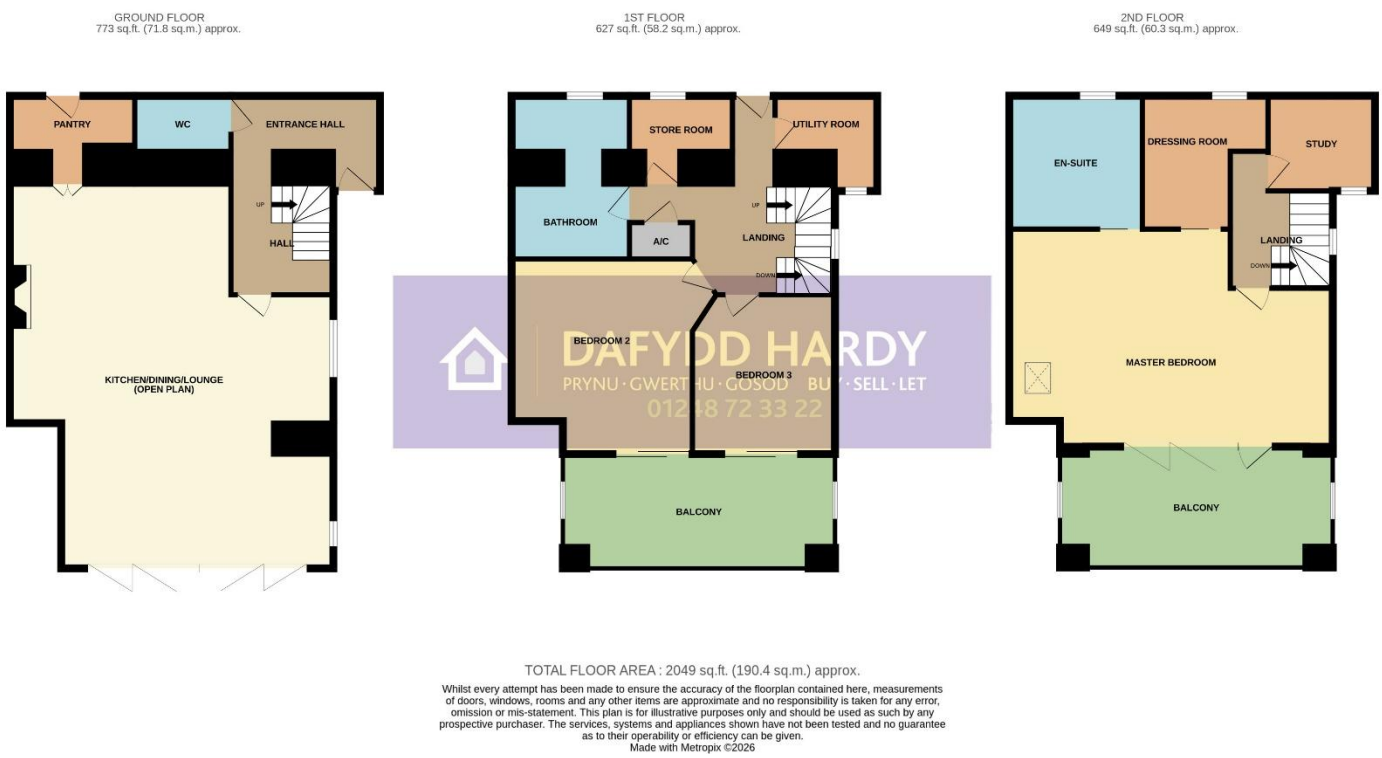
Externally, the property has two generous patios and a spacious sloping lawned garden to the rear. Located alongside the pathway to the front door is a purpose made bin store and post box. The property comes fitted with uPVC double glazing and gas central heating.

LOCATION

The village of Y Felinheli, situated along the banks of the famous Menai strait is roughly equidistant between the city of Bangor and historic Caernarfon town. There is a good range of amenities available locally including a primary school whilst also having boating/sailing facilities and marina. Alongside the port you'll also find established businesses that support maritime pursuits, including rigging, sail making and boatyards as well as a café and public house. Access to all the surrounding attractions, towns and villages, the Eryri/Snowdonia National Park and Anglesey with its superb beaches, couldn't be more convenient with the excellent road network situated nearby, including the A55 expressway. Bangor (the city of learning) has a renowned university as well as a wide range of famous name high street shopping outlets, supermarkets, out of town shopping facilities and a mainline railway service.

Property Features

Entrance Hall	
WC	
Open Plan Kitche/Diner/Lounge	7.37m x 8.75m (24'2" x 28'8") Max
Pantry	2.78m x 1.32m (9'1" x 4'4") Max
First Floor Landing	
Bedroom 1	3.80m x 4.37m (12'6" x 14'4") Max
Bedroom 2	3.25m x 3.70m (10'8" x 12'2") Max
Bathroom	2.67m x 3.72m (8'9" x 12'2") Max
Store Room	2.31m x 1.27m (7'7" x 4'2")
Utility Room	2.81m x 2.16m (9'3" x 7'1") Max
Second Floor Landing	
Study	2.79m x 2.09m (9'2" x 6'10")
Master Bedroom	7.25m x 4.95m (23'9" x 16'3") Max
Dressing Room	2.90m x 3.03m (9'6" x 9'11") Max
En-Suite	2.93m x 3.02m (9'7" x 9'11")



TOTAL FLOOR AREA : 2049 sq.ft. (190.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Bangor office, follow signs for Caernarfon along the A4087. On reaching Vaynol roundabout, take the second exit towards Y Felinheli. Proceed most of the way through the village and on approaching Bryn Ffynnon Road you'll find the property located on your left hand side.

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Tenure / Heating / Services

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Gas Central Heating. The agent has tested no services, appliances or central heating system (if any). Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

EPC Band: C – Council Tax Band: E

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