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58 Ffordd Garnedd, Y Felinheli, Gwynedd, LL56 4QY

Asking Price: £85,000

EPC Rating: C

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Summary

Could be an ideal purchase if you're a first time buyer looking to get on the property ladder or investor – a 2 Bedroomed Second Floor Apartment situated on a popular marina style development in the village of Y Felinheli, being close to the scenic waters' of the Menai Strait. The apartment enjoys a fine westerly aspect with views towards the Isle of Anglesey and the Menai Strait. The interior offers a light and bright dual aspect open plan living area complete with kitchen. Off the entrance hall is a useful study area and there are 2 bedrooms served by a 3 piece suite bathroom. Externally, there's the use of communal gardens and residents parking located nearby. The property comes fitted with uPVC double glazing and gas central heating.

Y Felinheli is positioned roughly equidistant 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. On reaching the Faenol roundabout, take the second exit onto the B4547 towards Y Felinheli. Turn right into the Felinheli harbour and at bottom of hill, proceed right over the bridge. Follow this road up the hill past the hotel and continue straight on onto Ffordd Siabod turning left into Ffordd Garnedd. Proceed for approximately 60 yards where you'll find the property on your left hand side.

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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 leasehold on a 999 year lease from 24th June 1972, with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Ground Rent/Service Charge: Approx. £251.31 per month. This is subject to increase.

Council Tax Band

The property is council tax band B.

Energy Performance Rating

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













Looking to get on the property ladder? Why not take a look at this Second Floor Apartment situated in the popular village of Y Felinheli and just a short distance from the scenic Menai Strait. Communal gardens and residents parking.

- Spacious Second Floor Apartment
- 2 Bedrooms & Bathroom
- Open Plan Living Room/ Kitchen
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Popular Location Close To The Menai Strait
- Convenient For Village Amenities & A55
- Perfect Purchase For First Time Buyers

Entrance Hall	
Study	*2.10m x 1.58m (6'11" x 5'2")*
Living Room/Kitchen	*3.34m x 6.57m (10'11" x 21'7")*
Bedroom 1	*3.33m x 2.96m (10'11" x 9'9")*
Bedroom 2	*3.32m x 2.62m (10'11" x 8'7")*
Bathroom	*1.71m x 2.05m (5'7" x 6'9") Max dimensions.*






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