



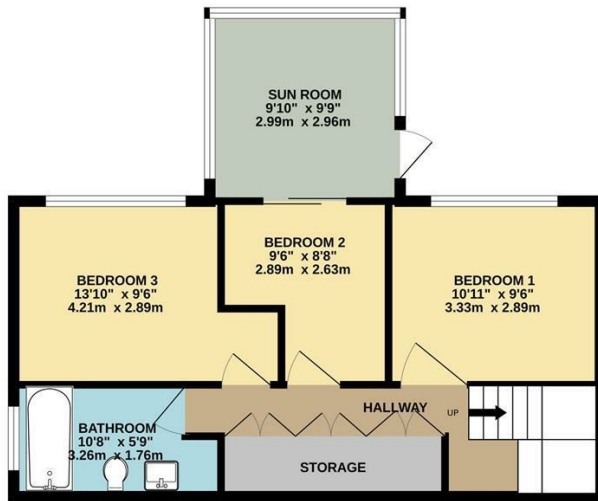
**Gorwel,
Llanfairfechan
3 Bed
House**

**Offers In The
Region Of
£350,000**

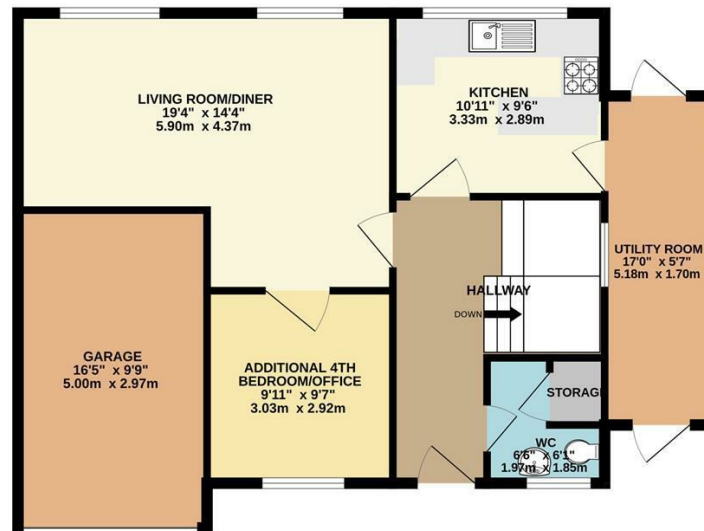


**VARCITY
LIVING**
Sales | Lettings

BASEMENT
557 sq.ft. (51.8 sq.m.) approx.



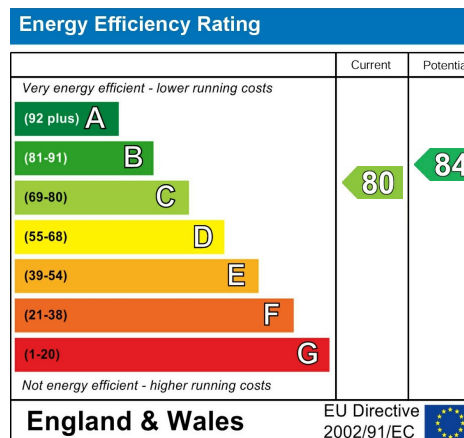
GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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.
Made with Metropix ©2025

- Outstanding Views
- Private Driveway Parking and Garage
- New Bathroom Installed in 2025
- Rear Sunroom Extension
- Solar Panels
- Opportunity For a 4th Bedroom
- EPC Rating C
- Great Transport Links



Set in the heart of the thriving coastal village of Llanfairfechan, this beautifully presented 3-bedroom detached family home offers exceptional living space, breathtaking views, and impressive income potential, due to the solar panels. With the option to convert an existing room into a 4th bedroom or home office, the property is perfect for modern family life or remote working needs.

One of the standout features is the income-generating solar panel system, installed in 2010 and secured under a Feed-in Tariff until 2035. Between June 2024 and June 2025, the system generated a return of approximately £1,800, providing a sustainable and valuable income stream.

Enjoy panoramic views across the Menai Straits, Anglesey, and over the village from the spacious rear garden, while the front of the property looks out toward dramatic mountain vistas, offering beauty from every angle. A full new bathroom installed in 2025 brings a modern touch to the interior.

Outside, the property features a private driveway with space for two vehicles, a garage, and well-maintained front and rear gardens, creating a welcoming space for family life and outdoor enjoyment.

Located within easy walking distance of beaches and mountain trails, the home is ideal for those who love the outdoors. The village itself offers a lively community atmosphere, along with a full range of amenities and facilities, including shops, cafes, a bus station, train station, and excellent access to the A55 dual carriageway, making commuting to Bangor, Llandudno, or further afield a breeze.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



**VARCITY
LIVING**
Sales | Lettings