



RE/MAX

PROPERTY HUB



9 Gwylan Uchaf, Y Felinheli, LL56 4YJ

Offers invited £900,000

Motivated Seller.

Sold With No Chain

Must View - Location, Location, and Location what makes this house a house of your dreams where you can sit back and relax and enjoy your £1,000,000 view. The property is situated to benefit from a west facing rear, which has two sizeable and exceptionally usable balconies, both enjoying what are some incredible sunsets over the Menai Straits and across Ynys Mon (Anglesey). Additionally, the elevated location of the property provides views into the straits, both to the North and the South.

Property Key Features

Detached Residence with Far Reaching Views
West Facing Panorama
Four Bedrooms
Masses of Living Space
Balconies - Overlooking the Menai Straits
Private Grounds
Swimming Pool
Parking for a number of cars
Large Luxury Summer House

Property Configuration

Property Key Features

The portico area boasts a double doored garden shed and sizeable Swiss styled larch lapped mancave. The mancave affords French glazed entrance doors, mains electric and water and a further roller shutter door which is significant enough to allow access for a modest vehicle. Additionally, you will find a simple workshop, a four-man hot tub and a picture window. A dining area is presented outside the mancave and incorporates a firepit and patio area. From here, you will find access to the lower garden area via steps.

From the bottom of the steps, you will find access to the lawns and the side patio. The latter leads to the lower-level balcony and two of the three bedrooms on this floor. Access from here to the fully insulated outdoor heated swimming pool too, incorporating a solid winter top (astroturf) and a lightweight summer cover.

The lawns are evenly laid with sloping shrubbery. The patio area beside bedroom three has a feature the current owner titles 'The Bog Garden' which contains the retro toilets, washbasins for flowers, Peter Pan pipes and a bird bath. A tree arched pathway leads from the lower garden to a gate on to the public footpath, allowing speedy access to the village high street.

A double set of green decorative steps can be found to the south elevation, one set accesses the main drive area and the other takes you to the main bedroom via the porch/ library. At the base of these steps, you will find a further area suitable for seating and to admire the picturesque views.

As previously noted, the upper floor is accessed from either the main hallway or from the garage/ utility/ kitchen storage area. At the top of the stairs, you are greeted by a functioning kitchenette incorporating a single bowl sink, circular ceramic electric hob and storage cupboards. A window overlooks the mancave and rear parking area in addition to the stunning Strait views.

From the staircase you will also find a double

bedroom featuring a built-in wardrobe and storage area and a sizeable Velux window with built in curtain to the ceiling allowing for natural light and ventilation.

A considerable bathroom, potential lounge area and boiler room are also accessed from the top of the staircase.

The upper floor bathroom features a retro white suite, incorporating an electric shower, bath, w.c, shaver socket over a pedestal washbasin sitting above mirrored storage units, a console dressing/ make up wall fitted table and ceramic tiled flooring.

A compact boiler room, housing a 37kw Viessmann gas boiler. Additionally allowing access to the roof eaves and incorporates shelving for kitchen and bathroom consumables and other such equipment.

Accessed from the landing through French double doors, you will find the potential upper floor lounge area. The space is insulated, plastered, painted and is furnished with sockets and lighting. This space runs along the Strait elevation and has the further potential to lead to a fifth bedroom which currently incorporates a sizeable walk-in wardrobe.

The lower-level facilities include the considerable master bedroom with access to the lower garden through the library/ porch. A significant picture window is featured here with stunning Strait views. The master bedroom additionally boasts an exceptional en-suite bath/ shower room with a sizeable P shaped bath and modern white three-piece suite.

Along the lower floor access way, you will next find the kitchen/ utility room. Designer kitchen units are featured here together with a washer, tumble drier, deep freeze, tall broom cupboard and a unique double corner sink.

Further on, you will find bedroom three which boasts French doors leading out on to the lower garden patio and swimming pool access, in addition to the lower balcony.

The main bathroom is located between bedroom two and three. Comprising of a white three-piece suite, shower, mirrored cabinet and ceramic tile flooring.

And last but by no means least is bedroom two. A Strait facing double bedroom with French doors leading to the lower balcony and a built-in wardrobe.

The Key Measurements

Rooms & Dimensions

Entrance Hall 5.465m x 2.881m
 Cloakroom 3.018m x 2.778m
 Breakfast Kitchen 5.442m x 2.911m
 Dining Area 5.555m x 2.354m
 Lounge Area 8.619m x 4.309m
 Bedroom 5.595m x 3.192m (L-shaped)
 En-Suite 2.823m x 2.766m
 Rear Porch / Seating Area 2.990m x 1.294m
 Utility Room 3.063m x 2.875m
 Bathroom 2.985m x 1.783m
 Bedroom 3.487m x 3.265m
 Dressing Room 2.396m x 1.554m
 Bedroom 4.767m x 3.192m
 Garage 5.207m x 4.695m
 Studio Kitchen 2.627m x 2.067m
 Studio Bedroom 3.053m x 2.649m
 Studio Bathroom 2.962m x 1.863m
 L Shaped Workshop / Hot Tub 6.325m x 3.331m

The Location

Y Felinheli is a small village located in the county of Gwynedd, in north-west Wales. It is situated on the Menai Strait, which separates the Isle of Anglesey from the mainland.

The village has a population of around 2,000 residents and is known for its picturesque scenery, including views of the Snowdonia mountains. Y Felinheli has a long history, with evidence of human habitation in the area dating back to the prehistoric era. It was also once an important port and shipbuilding centre.

One of the notable features of Y Felinheli is the marina, which serves as a hub for water sports and recreational activities. The marina offers boat moorings, sailing facilities, and stunning views of the Menai Strait. It has also become a popular spot for tourists, particularly those interested in sailing and fishing.

The village has a friendly and tight-knit community, with several community groups and events taking place throughout the year. There are also a few local shops, pubs, and restaurants, providing amenities and entertainment for both residents and visitors.

Y Felinheli is conveniently located near several popular tourist attractions. It is a short drive away from the historic town of Caernarfon, famous for its medieval castle and town walls. The village is also

within close proximity to Snowdonia National Park, offering ample opportunities for hiking, mountain biking, and other outdoor activities.

Overall, Y Felinheli is a charming village, offering a peaceful and scenic setting for residents and visitors alike.

Factors

Tenure: Freehold

Services: Mains Water and Drainage

EPC: TBC

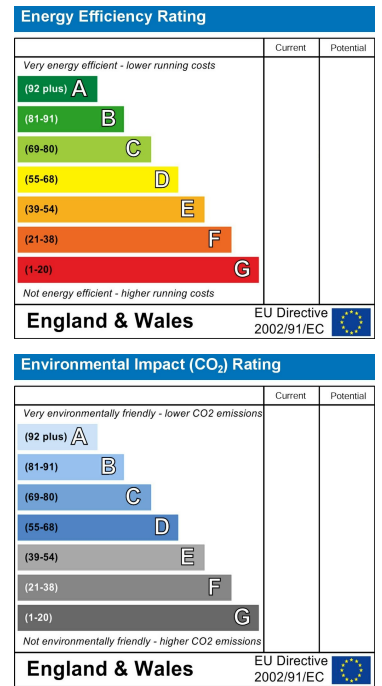
Council Tax Band: G

Floor Plan

Area Map



Energy Efficiency Graph



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