

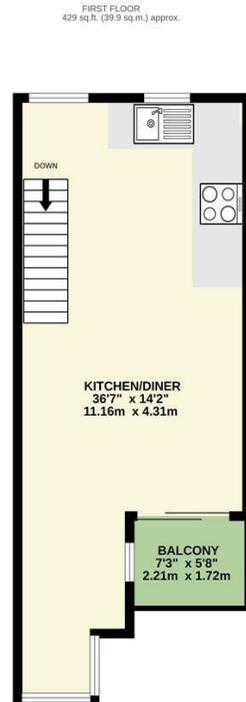
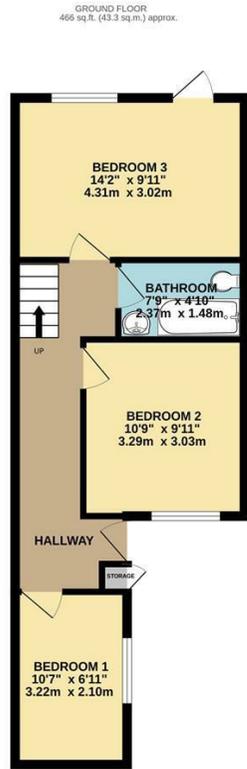


**Ffordd Garnedd, Y
Felinheli
3 Bed
House**

**Offers In The
Region Of
£235,000**

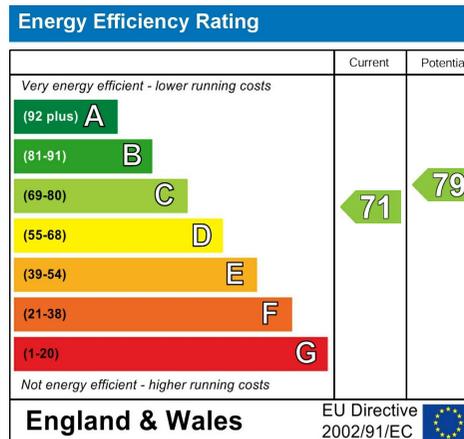


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TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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- Fully Refurbished 3 Bedroom Property With Balcony
- New Electrics, Plumbing, Bathroom, Kitchen and Flooring
- Open Plan Kitchen/Diner
- Herringbone Flooring Throughout Hallway & Living Areas
- Close Proximity to Sea Front & Marina
- Scenic Location Backing onto Vaynol Estate
- New Windows & Doors Throughout
- EPC Rating C



Fully refurbished 3-Bedroom home located in the highly sought-after coastal village of Port Dinorwic (Y Felinheli), this beautifully refurbished three-bedroom home is only 300 metres from the marina and Welsh Coastal Path. Enjoy stunning views along the coastline and across to Anglesey.

The property has been fully refurbished to Building Regulation standards in late 2025. Every major element has been renewed, including:

- New windows and doors
- New plumbing and electrics (with warranties)
- Re-plastered and redecorated throughout
- New glass balcony
- External re-paint
- New kitchen with integrated appliances
- Modern new bathroom, with bathtub, shower, WC and wash basin
- Luxury LVT herringbone flooring in communal areas
- New carpets in all bedrooms
- Refurbished roof using Welsh slate, with new gutters, ridge tiles, fascias and flat roof section

Living Space

The spacious open-plan living and dining area is bright and welcoming. Large windows and a southwest-facing balcony make the most of the afternoon and evening sun. This space is perfect for relaxing or entertaining.

Bedrooms & Bathroom

Three comfortable bedrooms offer flexibility for family living, guests or a home office. The new bathroom is stylish and finished to a modern standard, with marble design walls and matching bathroom suite.

CONTACT

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