

Ffordd Garnedd, Y Felinheli 3 Bed House

Offers In The Region Of £235,000









 GROUND FLOOR
 FIRST FLOOR

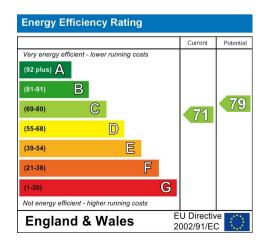
 466 sq.ft. (43.3 sq.m.) approx.
 429 sq.ft. (39.9 sq.m.) approx.





TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.
Whits every atterprit has been made to ensure the accuracy of the floorpish contained here, measurement of doors, without some and any other them are approximatel and no responsible to staten for any error of doors, without some and any other them are a step ensurement and one proceeding to staten for any error prospective purchaster. The environs, systems and applications shown have not been tested and no pattern of the process of

- 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 soughtafter 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
- 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 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 wall's and matching bathroom suite.

CONTACT

1 College Road Bangor Gwynedd LL57 2AN

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

