



**Ffordd Garnedd, Y  
Felinheli  
3 Bed  
House  
Offers In The  
Region Of  
£235,000**



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GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



FIRST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



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
- 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

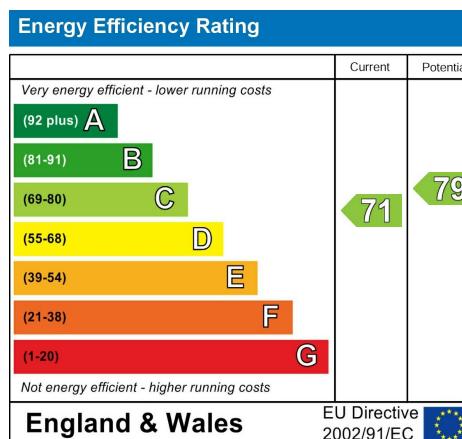
Three comfortable bedrooms offer flexibility for family living, guests or a home office. The new bathroom is stylish and finished to a modern standard, with marble design walls and matching bathroom suite.

## CONTACT

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- Fully Refurbished 3 Bedroom Property With Balcony
- Close Proximity to Sea Front & Marina
- New Electrics, Plumbing, Bathroom, Kitchen and Flooring
- Scenic Location Backing onto Vaynor Estate
- Open Plan Kitchen/Diner
- New Windows & Doors Throughout
- Herringbone Flooring Throughout Hallway & Living Areas
- EPC Rating C



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