







Detached House Dinorwic Marina, Y Felinheli, LL56 4JP

Offers over £600,000

4 BEDROOM MARINA PROPERTY WITH LAND.

Nestled within the picturesque Port Dinorwic Marina in Y Felinheli, this substantial detached residence offers an exceptional opportunity for those seeking a spacious family home or a tranquil retreat. Boasting four generously sized double bedrooms, this property ensures ample space for both relaxation and privacy. The three well-appointed bathrooms provide convenience for family living, making morning routines a breeze.

The heart of the home is comprised of three inviting reception rooms, each designed to cater to various lifestyles, whether it be entertaining guests, enjoying family time, or simply unwinding after a long day. The large amounts of living accommodation create a warm and welcoming atmosphere, perfect for both intimate gatherings and larger celebrations.

Set within two acres of beautifully maintained grounds, this property offers a rare blend of indoor comfort and outdoor space. The expansive gardens provide a wonderful setting for outdoor activities, gardening, or simply enjoying the serene surroundings that this stunning location has to offer.

With its prime location at Dinorwic Marina, residents can enjoy the charm of coastal living while being conveniently close to local amenities. This home is not just a property; it is a lifestyle choice, offering the perfect balance of space, comfort, and natural beauty. Whether you are looking to settle down or seeking a holiday home, this residence is sure to impress.

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However, there is more, much more. The dock has become a delightful haven, offering a variety of amiable cafes and restaurants, in addition to other businesses. It is not uncommon to see tables bustling with people, enjoying a summer evening, all within a few minutes' walk of the property. Easy access to the beach in the village provides an alternative opportunity to eat, drink and socialise!

The property is a feature of the historic fabric of the dock, at a time when this was a working port and boats, and trains were a normal part of the daily routine. Over the more recent past, the property has been transformed into a detached home, set in around two acres of gardens and woodland.

What the lucky buyer will acquire, is a well-thought-out property with an abundance of living space and traditional high ceilings. The rear is cleverly set out to flow into the garden from both the fabulous dining kitchen and the rear reception room. A sizeable reception room is provided to the front too. The first floor boasts four bedrooms and three bathrooms. A detached garage to the front completes the plot.

As for the location, the attractions of Snowdonia are on offer; walking, climbing, zip-wires and inland water sports. At the same time, the property is only a few minutes' drive from the main A55 linking into England and the motorway network. Bangor is a few minutes further on, providing a town centre and of course a General Hospital. Coastal water sports are not only available from the dock, but from Anglesey and the Menai Strait too. The Welsh National Watersports Centre at Plas Menai is a short drive away. Caernarfon and its historic castle are within easy reach in addition to several other historic Welsh monuments and castles.

Entering the property via the oak front door which affords twin side panel windows, you arrive in a splendid entrance hall. A grand feature of the entrance hall you will see, is the sweeping 180° staircase through to a gallery landing. The entrance hall boasts stone tile flooring and a brick fireplace featuring an oak mantelpiece.

The ground floor cloakroom is accessed via the entrance hall. Comprising of a low-level w.c. and a wall mounted wash basin. Additionally, the tiled flooring presented in the hallway is a feature here too.

Moving into the first sizeable, double reception room, a considerable double glazed bay window with seating sits to the front of the property. Further windows are offered, in addition to a door to the front. A particular feature here, is the brick inglenook fireplace presented with a multi fuel fire. Wooden flooring and beamed ceilings are offered in this room too.

Returning to the entrance hall and through into the kitchen. The kitchen comprises of a range of oak units, varying in type and additionally incorporating a Welsh dresser, all complimented by dark work surfaces. Furthermore, featuring a Belfast sink furnished with brass taps, a recess featuring a six-ring range, built-in fridge freezer and a built-in dishwasher.

From the kitchen you continue into the utility room presenting its own external door and window. The utility room provides space for appliances and plumbing for an automatic washing machine. The boiler cupboard is accessed from here too.

The kitchen is open to the sizeable dining area which offers an abundance of space for a considerable family dining table. A wraparound double-glazed window with bench is presented here and French patio doors leading onto the deck, complete the look.

Double doors lead you to the second reception room which features French doors leading onto the deck, a brick faced wall and an gas imitation log burner. Wooden floors are featured in both the dining room and the second reception room.

The staircase leads you up to the first floor and onto the gallery landing. A significant picture window is featured which affords picturesque views into the dock and beyond. Additionally presenting a brick

faced fireplace with mantle.
The master bedroom sits to the front of the property and provides fitted wardrobes, windows to two aspects and access to the ensuite. Comprising of a low-level w.c, a pedestal wash basin, step in shower cubicle, double glazed window to the side and towel radiator.
Additionally, the second bedroom boasts an ensuite. This room affords ample space for a double bed and features a window to the side. The ensuite comprises of a low-level w.c, pedestal wash basin and a step-in shower cubicle.
A storage cupboard is provided to the rear of the landing, together with an extremely well appointed and stylish bathroom. Featuring a low-level w.c, pedestal wash basin, a double size sunken bath with mixer taps and shower attachment and a step-in shower cubicle. A Velux window to the ceiling allows for ample light. The double loft space which is accessible from both en-suite shower rooms is floor-boarded, has electricity and offers potential for property expansion.
An additional double bedroom to the rear is presented with an arched double-glazed window to maximise the light and the stunning views into the garden.
Last but by no means least, you will find a further double bedroom furnished with wrap around windows, a particularly attractive feature.
A sizeable garden is featured to the rear which is landscaped to provide privacy and is divided into approximately one acre of woodland and one acre of garden. Additionally, a river border flows to one side. The garden has been crafted to provide an ample lawn and woodland walks. Immediately to the rear of the property a considerable deck is featured which has access from several points in the property and is ideal for a relaxing evening with the family. To the front of the property a gravel driveway is provided which leads you to the entrance and garage. It has been landscaped with gardens, established flower beds, patio and lawn.
Room Dimensions
Ground Floor
ENTRANCE HALL : 11' 3" x 10' 9" (3.43m x 3.28m)
CLOAKROOM : 5' 7" x 4' 4" (1.72m x 1.34m)
LOUNGE : 27' 2" into bay x 18' 1" (8.30m into bay x 5.53m)
SITTING ROOM : 17' 5" x 12' 5" (5.31m x 3.81m)
KITCHEN DINER : 25' 8" x 16' 7" (7.84m x 5.08m)
UTILITY ROOM : 9' 2" x 6' 2" max (2.80m x 1.88m max)
WC : 5' 6" x 3' 4" (1.70m x 1.02m)
First Floor
GALLERY LANDING :
BATHROOM : 11' 1" x 10' 1" (3.40m x 3.08m)
MASTER BEDROOM : 18' 1" x 13' 11" (5.52m x 4.26m)
EN-SUITE : 9' 7" x 6' 8" (2.93m x 2.04m)
BEDROOM 2 : 13' 1" x 12' 1" (4.00m x 3.70m)
EN-SUITE : 6' 7" x 5' 8" (2.01m x 1.74m)
BEDROOM 3 : 17' 6" x 11' 11" (5.35m x 3.64m)
BEDROOM 4 : 17' 7" max x 11' 11" max (5.37m max x 3.64m max)
Exterior
DETACHED GARAGE : 17' 8" x 13' 6" (5.40m x 4.12m)
Services:
We are informed by the seller this property benefits from mains water, gas, electricity and drainage.
Heating:
Gas central heating boiler (replaced in 2021 to a high specification). The agent has not tested any service appliances or the central heating system.
Tenure:
Freehold
Council Band Tax:
Band F – Gwynedd County Council

Floor Plan

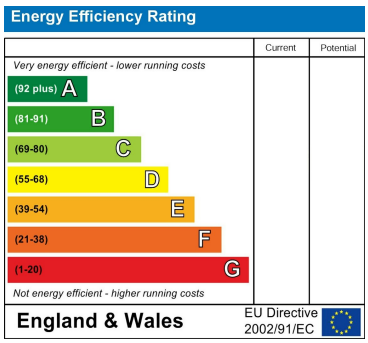


For illustrative purposes only - not to scale

Area Map



Energy Efficiency Graph



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