



**Ffordd Garnedd
Y Felinheli
Gwynedd
LL56 4QY**

Offers In Excess Of £115,000

bettermove

Ffordd Garnedd Y Felinheli

Bettermove are proud to present this 2 bedroom flat in Y Felinheli, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

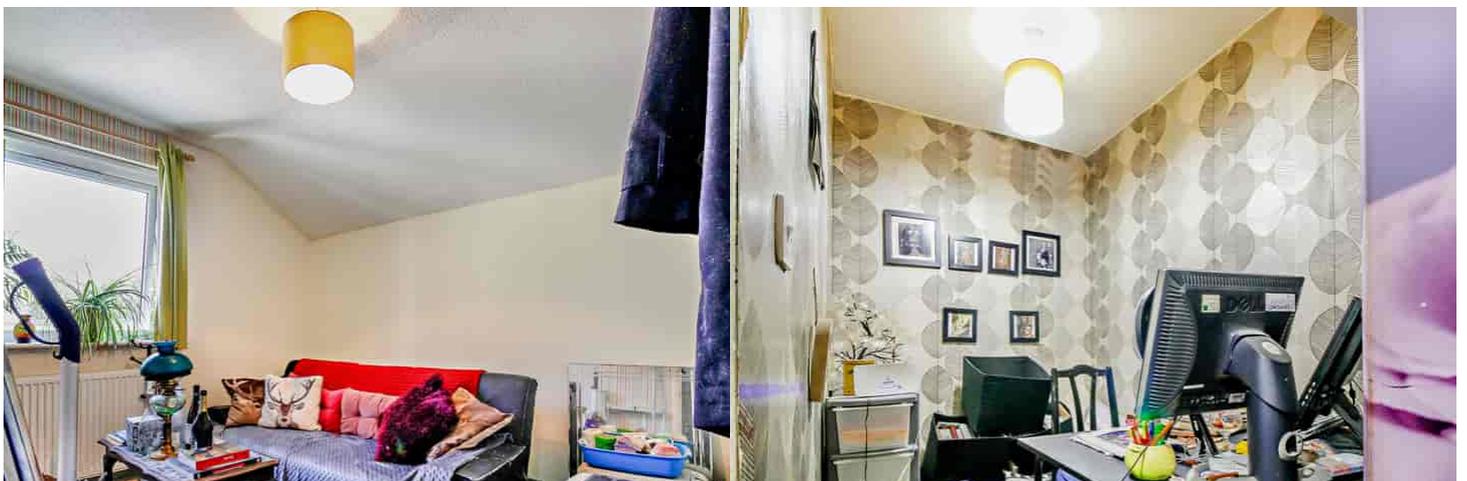
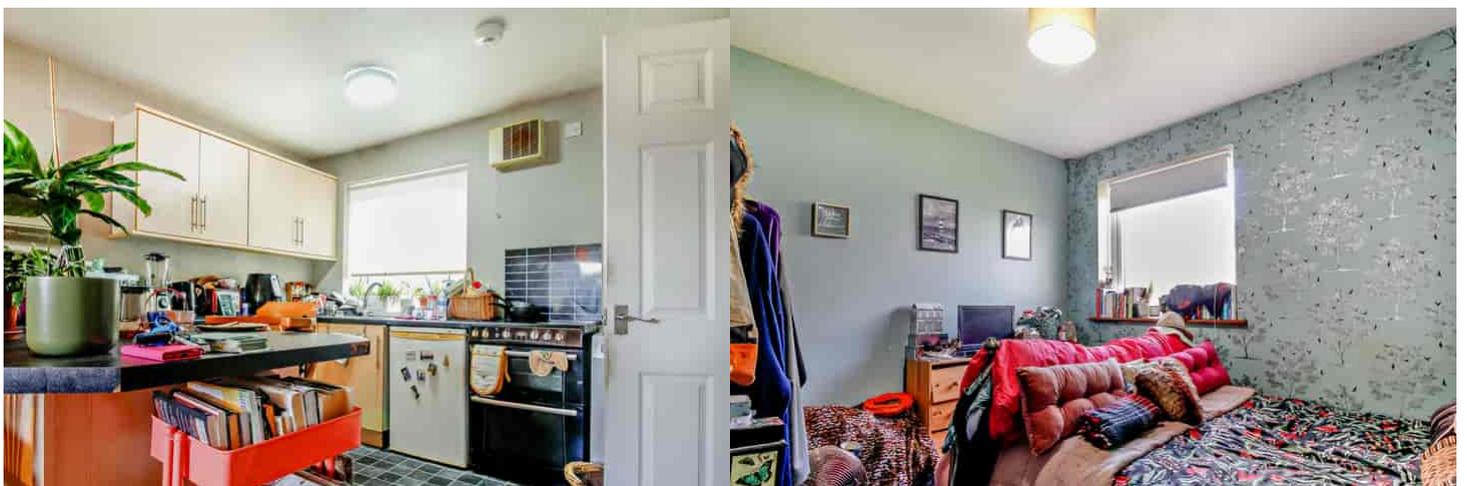
The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is B.

This is a leasehold property of 999 years, starting in 1972; the service charge is £244.36 per month.

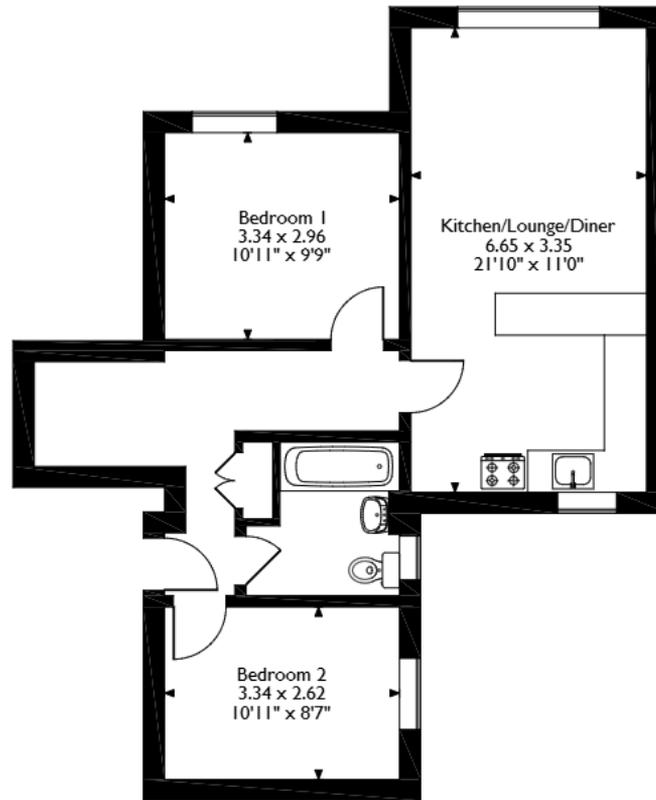
The interior of this well presented, top floor property comprises a spacious living/dining/kitchen, two bedrooms and a family bathroom.

Located in the popular town of Y Felinheli, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bangor Railway Station, local bus routes, and close access to the A55.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Ffordd Garnedd, Y Felinheli
 Approximate Gross Internal Area
 57 Sq M/614 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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