



Land @ Penybryn Road, Y Felinheli, Gwynedd LL56 4YQ • £10,000

This plot of land could possibly site a brand new home – might be worth investigating!

- **Parcel Of Land Being Offered For Sale**
- **Could Be Suitable For A Dwelling**
- **Would Be Subject To Planning Consents**
- **Fine Views Towards The Menai Strait**
- **Excellent Position For Amenities & School**
- **All Enquires To Our Bangor Office**





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Description

A Plot of Land is being offered for sale just off Penybryn Road in a highly convenient central position within the popular village of Y Felinheli. The inclined land might form the basis as a building plot for a split level dwelling. As such, it would be subject to planning consents and approvals before any such work could be considered or undertaken. The plot does enjoy fine views towards the Menai Strait and all local amenities and waterfront are but a short walking distance. All enquiries and for any further details, please contact our Bangor office.

Location

The plot is situated within the popular village of Y Felinheli, located mid-way between the city of Bangor and the town of Caernarfon and approximately 1½ miles from the A55 expressway. Snowdonia, including Llanberis and outlying districts are easy to reach from here with good roads connections. Y Felinheli is situated on the banks of the Menai Strait, providing excellent marine and mooring facilities - indeed, an ideal centre for sailing, watersports and fishing. The village has a primary school, health centre, convenience store/post office, hairdressers, pub/restaurants, a village green plus a nearby outdoor pursuits centre. Bangor has a renowned university, numerous schools and colleges and a wide range of famous name high street shopping outlets, supermarkets and out of town shopping facilities, also a mainline railway station providing links for the North West coast and the port at Holyhead.

Agents Note

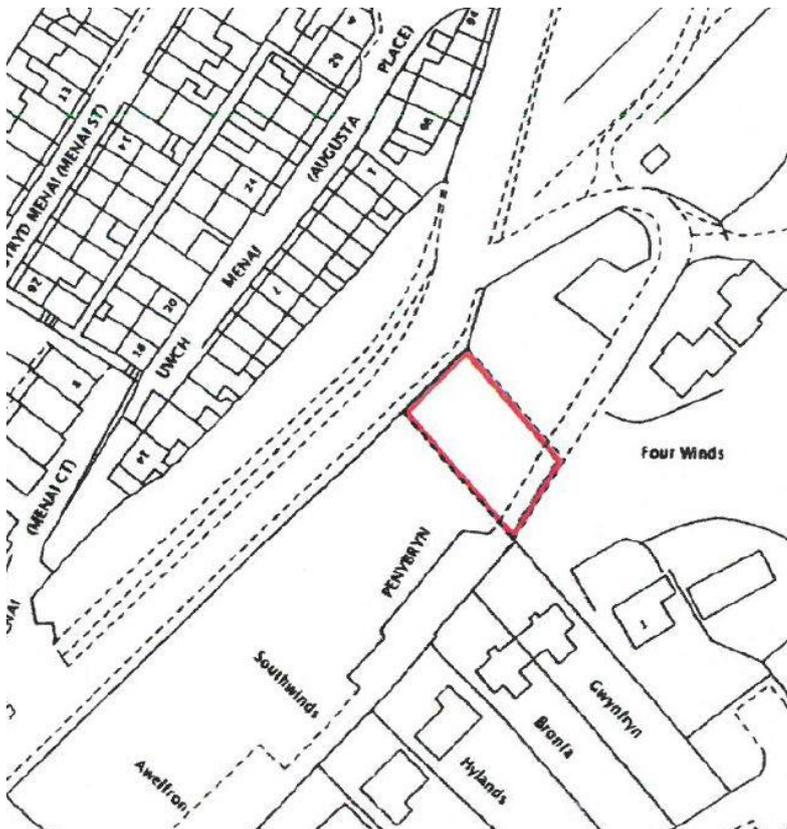
We have been notified that there is Japanese knotweed on the site, there is possibly tree preservation orders that effect one side of the plot. Further information available from the office.

Tenure

We have been informed that the tenure is Freehold.

Directions

From Bangor, proceed along Caernarfon Road (A4087) in the direction of Caernarfon. On reaching the main Faenol roundabout, take the second exit onto the B4547 into Y Felinheli. Follow the road right the way through the main street past the post office and just where the road bends to the right, turn sharp left into Penybryn Road. The plot of land will be seen on your right hand side, just before the road levels out.



These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measures are approximate

Nid yw'r manylion yma'n cyfansoddi na ffurfio rhan o gynnyg nac ni ddylid ychwaith eu hystyried fel cynrychioladau. Dylai unrhyw un a diddordeb gadarnhau'r cywirdeb eu hunain. Bras fesyrau'n unig a geir yma