


Melan

Caernarfon Road, Y Felinheli, Gwynedd



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A breathtaking bespoke, luxury house with two self-contained apartments, in a stunning waterside position

A magnificent contemporary property with a wealth of stunning architect-designed features, set in a sought-after position overlooking the Menai Strait, with views across to Anglesey. The property features elegant modern styling and open-plan living, across three self-contained dwellings, providing flexible living in a sought-after location



3 RECEPTION ROOMS



7 BEDROOMS



7 BATHROOMS



GARAGE



COASTAL VIEWS



FREEHOLD



VILLAGE



TOTAL 4,419 SQ FT



GUIDE PRICE £1,200,000



The property

Melan is an outstanding architect-designed contemporary property, divided into a house and two apartments which all offer light, airy, luxury living, in a sought-after position in northwest Wales, overlooking the Menai Strait between the mainland and Anglesey. The house has beautiful white rendered elevations and includes a three-bedroom on the upper level, while dropping away at the rear to reveal the lower apartment, both of which offer views across the water.

The upper property features a variety of stunning bespoke details, including its breathtaking central spiral staircase, and its elevated outlook at the rear, making the most of those waterside views. Entered at ground level, the welcoming reception hall features tiled flooring and an impressive spiral staircase with a curved laminated wooden balustrade leading to the upper level, where a magnificent 38 ft open-plan living and entertaining area can be found. A vaulted ceiling, sliding glass doors, overhead skylights and gable-end windows flood the space with natural light and provide access to an elevated balcony overlooking the

water. The space includes a bespoke kitchen with striking modern styling and integrated appliances, along with ample room for a large seating area and a dining table.

One en suite bedroom is located on the first floor, while the ground level offers two further generous, well-appointed double bedrooms, each with its own en suite and dressing area, and both opening onto the lower balcony via sliding glass doors. One of the bedrooms also features a freestanding bathtub. The lower level additionally provides access to a useful utility room.

The two lower apartments have their own private entrances and matching layouts, which include an open-plan sitting area, dining area and kitchen with clean, neutral styling and contemporary fittings, and sliding glass doors opening to the balcony. Off this comfortable open-plan living space, both apartments offer two well-presented double bedrooms en suite, with the rear bedroom benefitting from access to the balcony area.





Outside

At the front of the house, the paved driveway provides parking space for several vehicles, as well as access to the integrated double garage, which provides further secure parking or home storage space. Additional parking is available on-street along Caernarfon Road.

The recreational outside space is mostly located at the rear, taking advantage of that waterside setting with views across the Mena Strait and beyond. There are private balconies for all four levels of the home, while the lower level apartment also benefits from a low-maintenance courtyard garden with direct access via a lane off Beach Road, providing further parking space if required.

Directions

Post Code LL56 4RZ

what3words: ///unwell.annual.officers - brings you to the driveway

Location

Y Felinheli is a small and peaceful waterside village on the banks of the Menai Strait, between Bangor and Caernarfon. The village provides everyday amenities, including local shops, restaurants and cafés, and is home to a busy marina that supports a thriving sailing community. Just four miles away, Bangor offers a wealth of further facilities, including high street shops, large supermarkets and leisure options, while historic Caernarfon is five miles to the west. Local schooling includes a primary school in Y Felinheli and in neighbouring Bethel, with secondary schools available in both Bangor and Caernarfon.

The area is well connected by road, with the A487 running through the village, and rail services available from Bangor. Alongside watersports, residents enjoy easy access to the stunning mountain landscapes of Eryri National Park (Snowdonia) and the beautiful coastline of Anglesey.



Distances

- Caernarfon 3.9 miles
- Bangor 5.2 miles
- Conwy 19.8 miles
- Llandudno 24.1 miles
- Holyhead 24.9 miles

Nearby Stations

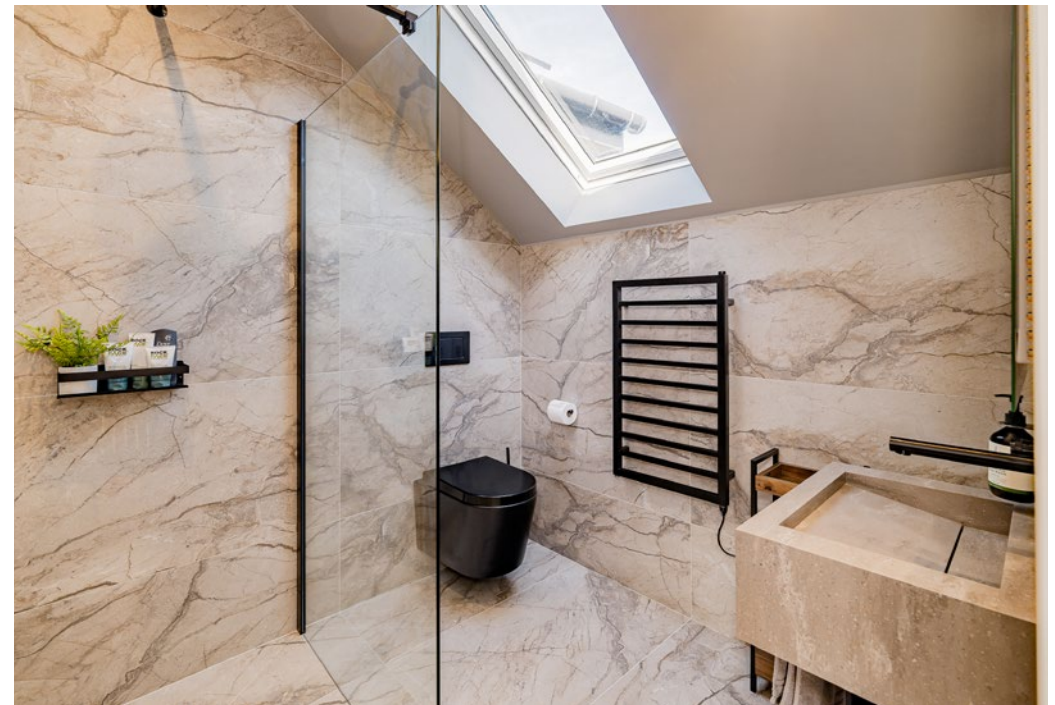
- Bangor (Gwynedd) Station
- Llanfairpwll Station

Key Locations

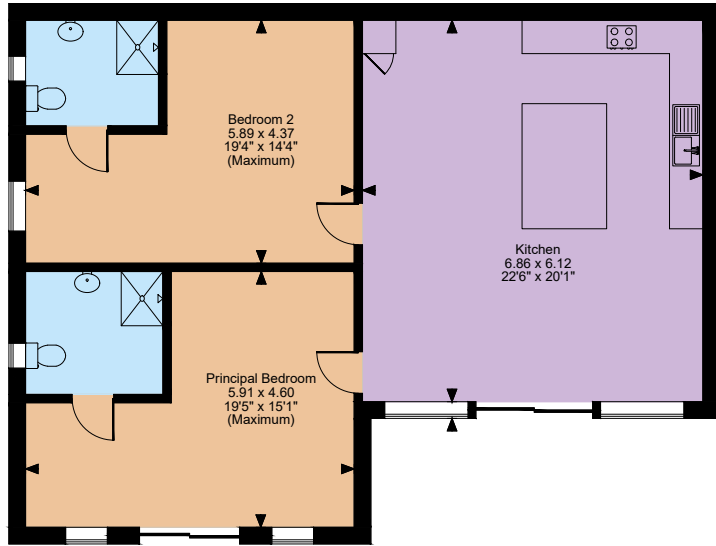
- Menai Strait
- Caernarfon Castle
- Plas Newydd House and Gardens
- Anglesey Sea Zoo
- Penrhyn Castle
- Bangor Cathedral
- Snowdonia National Park
- National Slate Museum

Nearby Schools

- St Gerard's School
- Ysgol Friars
- Ysgol y Garnedd
- Ysgol Gynradd Glancegin
- Ysgol Gynradd Llandygai
- Ysgol y Faenol

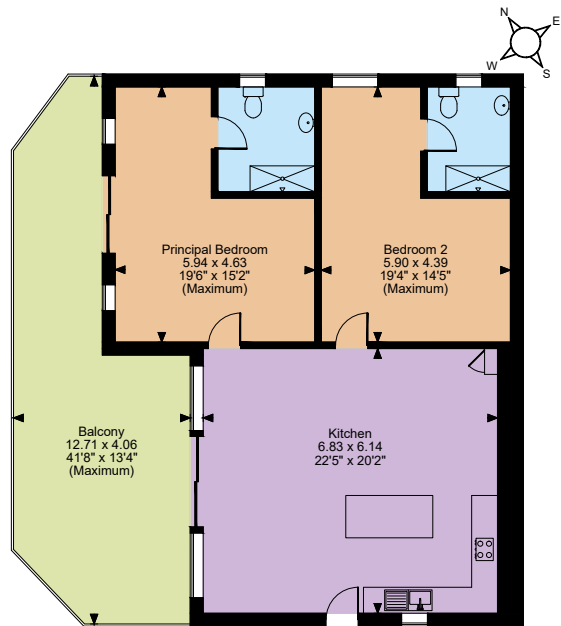






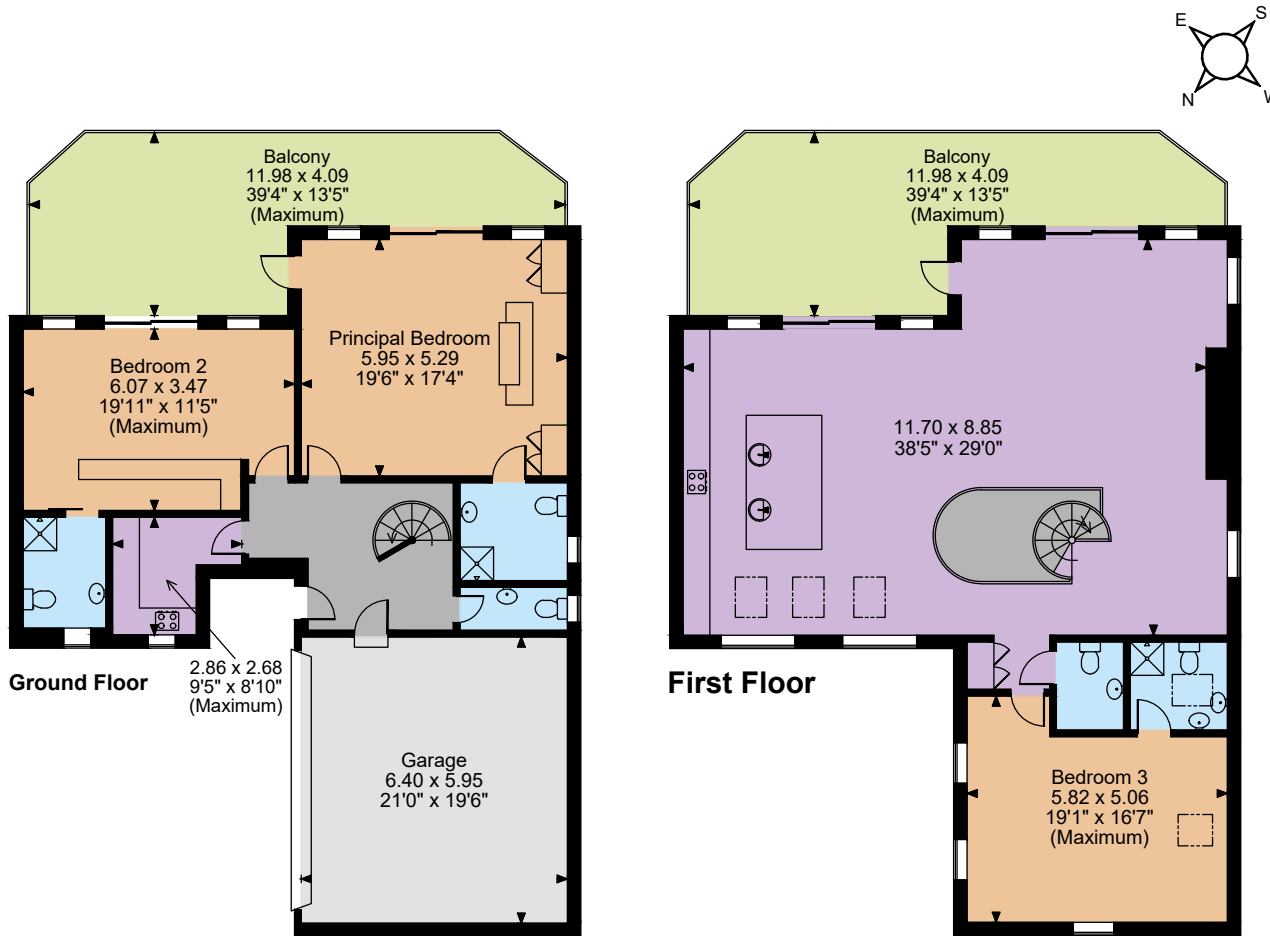
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Floorplans

Main House internal area 2,329 sq ft (216 sq m)
 Apartment internal area 1,043 sq ft (97 sq m)
 Apartment internal area 1,047 sq ft (97 sq m)
 Total internal area 4,419 sq ft (410 sq m)
 For identification purposes only.

General

Local Authority: Gwynedd Council

Services: Mains electricity, gas, water and drainage.
 Gas heating (underfloor in main house)

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Bands F, D and D

EPC Rating: B, B and C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

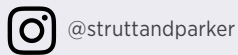
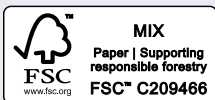
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Cheshire & North Wales

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