



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 10/2017

**Energy Performance Certificate** HM Government  
Non-Domestic Building

Tafarn y Fic  
80 Bangor Street  
Y FELINHELI  
LL56 4PJ

**Certificate Reference Number:**  
9875-3056-0427-0300-1291

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**



**Technical information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	367
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	109.84
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:

28	If newly built
75	If typical of the existing stock

**Y Felinheli**  
Tafarn Y Fic, 80 Bangor Street, Y Felinheli, Gwynedd LL56 4PJ

**£385,000**



**DESCRIPTION**

Tafarn y Fic is a thriving and substantial end terrace traditional Public House situated in the heart of the popular waterside village of Y Felinheli. The property is located on the main thoroughfare of the village and in a convenient, prominent and accessible position. The premises is laid out over 4 floors which includes a lower ground level and has been substantially extended and enlarged by the present owners. This has allowed the expansion of the business to include a spacious restaurant area, thereby enabling the entertainment of more guests, with a food area, bar and games room whilst providing modern clientele WC facilities with disabled access. One of the bar areas has an open fire which can prove inviting on a cold evening and provide a fitting focal point to gather round with a round of drinks! From the restaurant and indeed upper levels there are excellent views of the Menai Strait and Anglesey beyond. The commercial kitchen is located in the ground level/basement where there is also storage space with the convenience of a food chute to the bar/restaurant area. The 2 upper floors provide owners accommodation with 3 bedrooms, 2 bathrooms and a kitchen/diner has a built-in double oven, gas hob and Belfast sink. Externally, there is generous access to the side leading to a spacious covered yard which theoretically could be utilised as a beer garden/barbecue area.

156 High Street, Bangor, Gwynedd LL57 1NU | [lettings@dafyddhardy.co.uk](mailto:lettings@dafyddhardy.co.uk) | 01248 371212



## Accommodation

The premises provide the following approximate areas/dimensions:-

Accommodation	Metric m <sup>2</sup>	Imperial ft <sup>2</sup>
Bar	25.37 m <sup>2</sup>	273 ft <sup>2</sup>
Food Servery	14.82 m <sup>2</sup>	159 ft <sup>2</sup>
Snooker Room	40.96 m <sup>2</sup>	440 ft <sup>2</sup>
Restaurant	47.86 m <sup>2</sup>	515 ft <sup>2</sup>
Ladies	7.48 m <sup>2</sup>	80 ft <sup>2</sup>
Gents	5.77 m <sup>2</sup>	62F ft <sup>2</sup>
Wc	3.67 m <sup>2</sup>	39 ft <sup>2</sup>
Cellar	17.94 m <sup>2</sup>	193 ft <sup>2</sup>
Store	12.79 m <sup>2</sup>	137 ft <sup>2</sup>
Commercial Kitchen	57.63 m <sup>2</sup>	620 ft <sup>2</sup>
Living Room	16.92 m <sup>2</sup>	182 ft <sup>2</sup>
Kitchen/Diner	30.05 m <sup>2</sup>	323 ft <sup>2</sup>
Bedroom 1	15.20 m <sup>2</sup>	163 ft <sup>2</sup>
Bathroom	5.77 m <sup>2</sup>	62 ft <sup>2</sup>
Bedroom 2	20.89 m <sup>2</sup>	224 ft <sup>2</sup>
Bedroom 3	19.48 m <sup>2</sup>	209 ft <sup>2</sup>
Bathroom	5.35 m <sup>2</sup>	57 ft <sup>2</sup>
<b>Overall</b>	<b>347.89 m<sup>2</sup></b>	<b>3,738 ft<sup>2</sup></b>

## Sale Price/Lease

Offers In Region Of £385,000

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

## Viewing by appointment

Tel: 01286 676760

Email: [commercial@dafyddhardy.co.uk](mailto:commercial@dafyddhardy.co.uk)

## Location

The village of Y Felinheli is situated along the banks of the famous Menai Strait, roughly halfway between the city of Bangor and historic Caernarfon town. Felinheli is much associated with the water and proves to be a popular dining destination with restaurants and eateries catering for all tastes and pockets. Alongside the port you'll find established businesses that support maritime pursuits, including rigging, sail making, boatyards, a marina and sailing club. The village can take care of your day to day requirements also with a good range of local amenities available including a primary school. Access to all the surrounding attractions, towns and villages, Snowdonia and Anglesey couldn't be more convenient with the excellent road network situated nearby including the A55 expressway. Nearby Bangor has a renowned university as well as a wide range of famous name high street shopping outlets, supermarkets, out of town shopping facilities and a mainline railway station providing links for the North West coast and the port at Holyhead.

## Directions

From Bangor, follow the A4087 in the direction of Caernarfon. On reaching the main Faenol roundabout, take the second exit onto the B4547 towards Y Felinheli. Proceed into the village along Bangor Street where you will find the premises located on your right hand side.

