



Tom Parry

Helm Llwyn Bala Road, Dolgellau, LL40 2YF

Auction Guide £230,000

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A charming two-bedroom barn conversion set on the outskirts of Dolgellau, offering rustic character, unique accommodation and versatile living space. This welcoming home blends traditional Welsh stonework with simple, comfortable interiors, creating an ideal retreat in one of Snowdonia's most picturesque market towns.

Inside, the property features a cosy living area with exposed beams and original barn features that give the space warmth and personality. The kitchen is practical and neatly presented, with fitted units and space for appliances. Both bedrooms are well-proportioned, with the master having the benefit on an en-suite. The family bathroom is finished in a clean, neutral style.

Outside, the property truly comes into its own. A private patio area provides space for outdoor dining, relaxing, and enjoying the fresh Dolgellau air. The hot tub, which can be included by agreement, sits in a sheltered corner of the garden, creating a perfect spot to unwind after a day exploring the Mawddach Trail, Cadair Idris, or the nearby beaches.

With private parking and easy access to Dolgellau's shops, cafés, and scenic walking routes, this barn conversion offers a wonderful blend of rural charm and everyday convenience.

A delightful opportunity to own a characterful home with a touch of luxury in a highly sought-after Snowdonia location.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

Games area/Utility

2.91 x 5.68 (9'6" x 18'7")

Laminate flooring, double doors opening onto patio, window to rear, radiator, stairs leading to

FIRST FLOOR

Lounge/Dining Area

5.71 x 3.20 (18'8" x 10'5")

Original barn features with high ceiling and exposed beams, dual aspect windows to front and rear, fitted carpet, two radiators

Kitchen

3.76 x 3.10 (12'4" x 10'2")

Fitted with a range of wall and base units including sink and drainer unit, integrated oven with hob and extractor hood above, laminate worktops, space for fridge, window to front, radiator

Inner hallway

3.04 x 1.11 (9'11" x 3'7")

Doors leading to

Bedroom 1

3.03 x 4.50 (9'11" x 14'9")

Dual aspect windows to front and side, fitted carpet, radiator, door into

En-suite

1.23 x 3.02 (4'0" x 9'10")

Suite comprising shower cubicle with electric shower, wash hand basin, low level W.C., obscured window to side, radiator

Bedroom 2

2.87 x 3.06 (9'4" x 10'0")

Window to front aspect, fitted carpet, radiator

Bathroom

1.84 x 3.05 (6'0" x 10'0")

Suite comprising panelled bath, wash hand basin, low level W.C., vinyl flooring, radiator

EXTERNAL

Shared driveway leads to the property with parking to the front for 2 vehicles.

Private patio.

Covered external area underneath barn creates useful storage space which leads to private enclosed rear garden.

Currently there is a hot tub here which can be included in the sale by agreement.

LOCATION

The property is located in Dolgellau which is to be found at the foot of Cadair Idris. This historic market town is rich in architecture and offers a wonderful selection of independent shops, cafés, and good restaurants. The town also benefits from excellent schools, a further education college, and good public transport links.

Nearby, Coed y Brenin Forest Park is renowned for its mountain

biking centre and waymarked walking trails through spectacular forest scenery.

The seaside town of Barmouth is just a 20-minute drive from Dolgellau, offering sandy beaches, coastal walks, and stunning views across Cardigan Bay.

SERVICES

Mains water, drainage and electricity.

MATERIAL INFORMATION

Freehold property of stone construction.

Currently being used as a successful holiday let and receives small business rates relief.

IMPORTANT INFORMATION

This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd" AUCTIONEERS COMMENTS"This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you" TO VIEW OR MAKE A BID contact Tom Parry 01766780883 or visit www.tomparry.co.uk





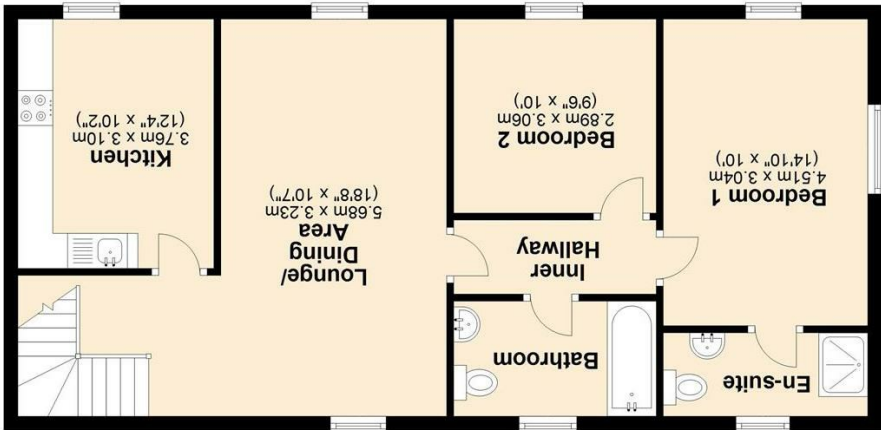


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Total area: approx. 84.9 sq. metres (913.9 sq. feet)

EPC Awaited



First Floor
Approx. 69.0 sq. metres (742.7 sq. feet)



Ground Floor
Approx. 15.9 sq. metres (171.2 sq. feet)