Tom Parry

LLwyn Cottage Bala Road, Dolgellau, LL40 2YF

Auction Guide £300,000

LLwyn Cottage Bala Road, Dolgellau, LL40 2YF

A beautifully presented four-bedroom detached stone cottage set in a peaceful position on the edge of Dolgellau, offering character, charm, and far-reaching views towards the surrounding hills. This attractive home blends traditional Welsh craftsmanship with comfortable modern living, creating an inviting retreat in the heart of Snowdonia.

The ground floor features a warm and welcoming layout, with a spacious living room centred around a feature fireplace, exposed beams, and deep stone walls that highlight the cottage's heritage. A country-style kitchen provides ample workspace and room for family dining.

Upstairs, the property offers four well-proportioned bedrooms, over two floors, each enjoying pleasant outlooks over the gardens or countryside. Two bedrooms are to be found on the first floor with a family bathroom and added benefit of an additional space, currently being used as a games area. The principal bedroom feels especially serene on the top floor, with a dressing area/relaxing space and en-suite shower room. The final bedroom is also to be found here.

Outside, the cottage sits within an enclosed private hard-scaped garden, perfect for low maintenance and easy living. There is ample space for outdoor seating, play areas and even a hot tub (which can be included in the sale). There is private parking to the rear of the property.

The setting offers a wonderful sense of privacy while remaining within easy reach of Dolgellau's shops, cafés, and scenic walking routes.

A charming and spacious stone cottage in a highly sought-after Snowdonia location — ideal as a family home, peaceful retreat, or lifestyle move.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

Entrance Hallway
Slate floors, stairs to upper floors, under stairs storage, doors leading to

Kitchen
2.88 x 4.45 (9'5" x 14'7")
Fitted with a comprehensive range of wall and base units including 1 1/2 sink and drainer unit, integrated oven with hob and extractor hood above, integrated dish washer, wooden worktops, tiled splash backs, window to front aspect over looking garden, radiator, slate flooring

Lounge
5.08 x 4.41 (16'7" x 14'5")
Large inglenook fireplace with log burning stove (currently not in use), fitted carpet, two windows to front aspect with original deep sill ledges

FIRST FLOOR

Landing
Window to front, radiator, opening into

Games Room
2.63 x 3.01 (8'7" x 9'10")
Flexible space currently being used as a games room with door leading to outside.

Bedroom 1
3.26 x 4.48 (10'8" x 14'8")
Window to front, fitted carpet, radiator

Bathroom
1.46 x 2.51 (4'9" x 8'2")
Coloured suite comprising panelled bath, wash hand basin with storage cupboard below, low level W.C., partially tiled walls, laminate flooring, window to front

Bedroom 2
2.856 x 4.36 (9'4" x 14'3")
Window to front, fitted carpet, radiator

SECOND FLOOR

Dressing room
2.69 x 2.66 (8'9" x 8'8")
Useful storage area which compliments the master bedroom as a dressing suite or relaxation area, opening into

Bedroom 3 (Master Suite)
3.36 x 3.96 (11'0" x 12'11")
Fitted carpet, window to front, generous built in storage

En-suite
1.99 x 2.50 (6'6" x 8'2")
Suite comprising shower, wash hand basin, low level W.C., fully tiled walls

Bedroom 4
3.04 x 4.63 (9'11" x 15'2")
Fitted carpet, window to front

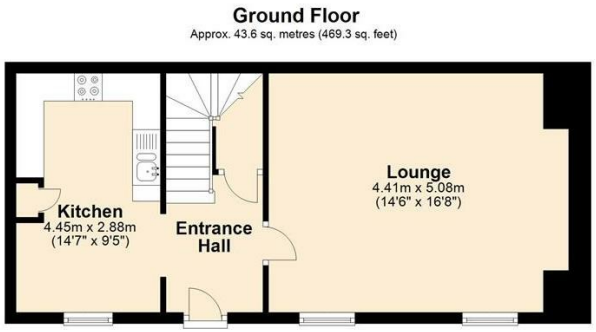
EXTERNAL
Shared driveway leads to the property with parking to the rear for 2 vehicles.
To the front is an enclosed private hardscaped garden with ample space for al-fresco living and dining.
Currently there is also a hot tub in place - which can be included as part of the sale by negotiation.

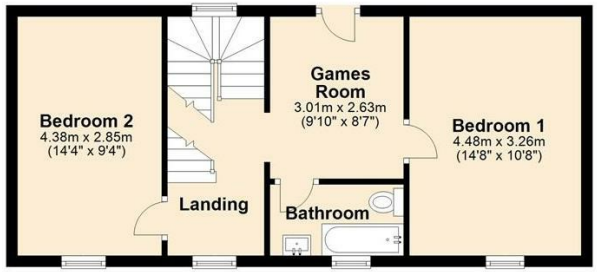
LOCATION
The property is located in Dolgellau which is to be found at the foot of Cadair Idris. This historic market town is rich in architecture and offers a wonderful selection of independent shops, cafés, and good restaurants. The town also benefits from excellent schools, a further education college, 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 used as a holiday let accommodation 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 wwwtomparry.co.uk





EPC Awaited

Total area: approx. 130.8 sq. metres (1407.9 sq. feet)

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.

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