Tom Parry

40 Ffordd Y Felin, Dolgellau, LL40 1HU

£199,950

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A well-presented three-bedroom semi-detached home set on a generous corner plot in the heart of Dolgellau, offering excellent outdoor space, ample parking and practical family living. This solid ex-council property has been maintained in good condition throughout, making it an ideal choice for local buyers seeking comfort, convenience and room to grow.

Inside, the accommodation is bright and neatly presented, with a welcoming living area, a functional kitchen/diner, and three well-proportioned bedrooms suited to family life, guests or home working. The layout feels practical and easy to live with, offering a reliable base ready for personal touches.

Outside, the standout feature is the large corner-plot garden, providing plenty of space for children, pets, seating areas or future landscaping. The plot also allows for excellent off-road parking, making everyday living simple and stress-free.

Located within easy reach of Dolgellau's schools, shops and amenities, this is a strong opportunity for anyone seeking a well-maintained home in a popular Snowdonia market town.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALL
4.31 x 2.23 (14'1" x 7'3")
Stairs leading to first floor, laminate flooring, radiator, under stairs storage, doors leading to

LOUNGE
4.02 x 3.03 (13'2" x 9'11")
Bay window to front, feature log burning stove with wooden surround, alcove shelving with cupboard below, laminate flooring, radiator

KITCHEN/DINER
3.98 x 3.89 (13'0" x 12'9")
Fitted with a range of wall and base units including integrated oven with hob and extractor hood above, sink and drainer unit, integrated fridge/freezer, laminate worktops, tiled splash backs, tiled floor, window to rear, radiator

UTILITY ROOM
2.77 x 2.19 (9'1" x 7'2")
Base cupboards with laminate worktop above, space and plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer unit, tiled splash back, "Worcester" wall mounted boiler, vinyl flooring, door leading to outside

FIRST FLOOR

LANDING
2.67 x 2.72 (8'9" x 8'11")
Carpeted, doors leading to

BEDROOM 1
3.58 x 3.49 (11'8" x 11'5")
Laminate flooring, window to rear, radiator

BEDROOM 2
3.41 x 3.38 (11'2" x 11'1")
Window to front, laminate flooring, radiator

BEDROOM 3
2.51 x 2.80 (8'2" x 9'2")
Window to front, laminate flooring, radiator

BATHROOM
1.87 x 2.51 (6'1" x 8'2")
Contemporary white suite comprising panelled bath with rainfall shower above and glazed screen, tiled floor and walls, wash hand basin with cupboard below, w.c. with concealed cistern, chrome heated towel rail, obscured window to rear and side

EXTERNAL
The property benefits from a corner plot position and has an enclosed garden and parking for several vehicles to 3 sides.

LOCATION
The property is located in the heart of 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, electricity and gas.

MATERIAL INFORMATION
Standard construction
Freehold property
Local occupancy clause - 106 applies

Floor Plan Awaited

40 Ffordd Y Felin
DOLGELLAU
LL40 1HU

Energy rating
C

Valid until	Certificate number
2 September 2036	0370-2338-7680-2926-6581

Property type	Semi-detached house
Total floor area	88 square metres

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.

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

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