



**Tom Parry**

Helm Llwyn Bala Road, Dolgellau, LL40 2YF

**£295,000**

# Helm Llwyn Bala Road, Dolgellau, LL40 2YF

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

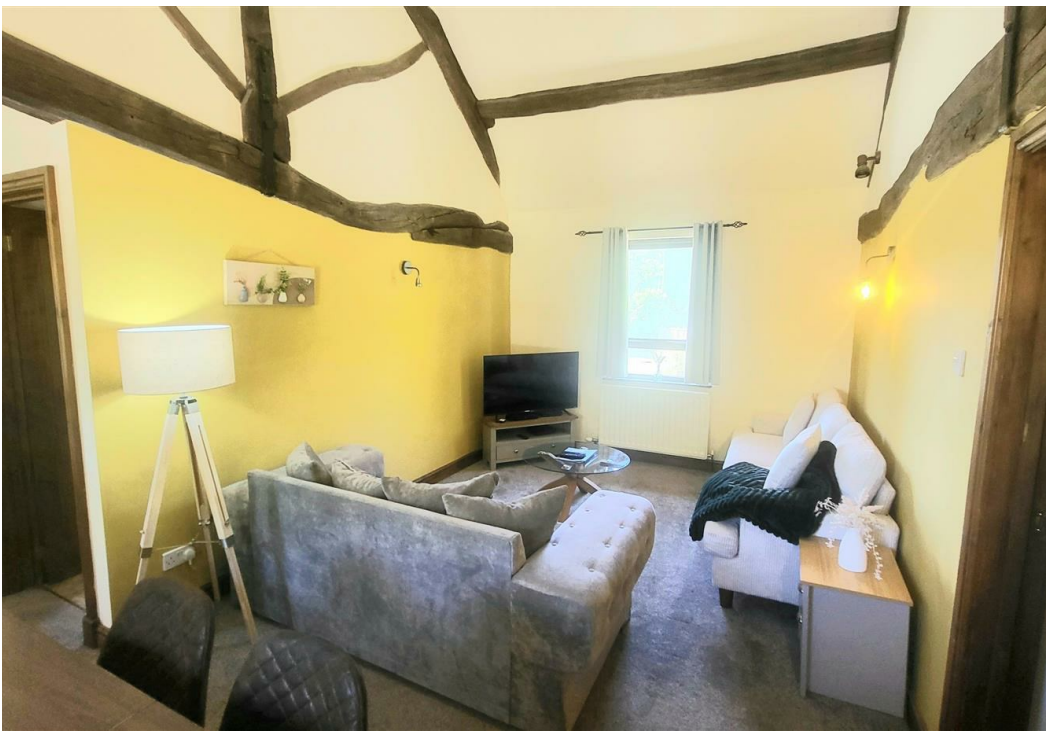
Mains water, drainage and electricity.

## MATERIAL INFORMATION

Freehold property of stone construction.

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







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.

EPC Awaited



Floor plan Awaited