Aber Cottage Bed & Breakfast, Smithfield Street, Dolgellau, LL40 1DE

OIRO £399,995

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

3* Bed and Breakfast
Grade II Listed Property
Well presented throughout
Close Proximity to Town Centre and Local Amenities
Sitting/Breakfast Room
3 Bedrooms all en-suite
Secure Off Road Parking
Two bedroomed owner's Living Accommodation
Also suitable as a substantial family home
Current EPC Rating D

Aber Cottage Bed & Breakfast is an immaculately presented Grade II Listed property, offering 3 en-suite guest bedrooms together with 2 bedroom owner's accommodation located on the top floor.

The property has been very well maintained to a high standard, both internally and externally, with careful attention given to ongoing maintenance and full compliance with current regulations. Recent improvements include fire safety upgrades and electrical works. All en-suite shower rooms have been refurbished to provide modern, high-quality facilities, while the cottage retains an abundance of attractive period features throughout. Gas central heating serves the entire property.

Currently operated as a successful and well-regarded Bed & Breakfast with 3* Visit Wales accreditation, the property would also lend itself equally well to use as a substantial family residence, should a purchaser wish to do so.

In its present arrangement, the accommodation comprises 3 letting bedrooms, each with its own en-suite facility, along with an office. The second floor provides private owner's accommodation, including a sitting room, 2 bedrooms, and a bathroom.

Externally, Aber Cottage benefits from excellent off-road parking for guests, with secure gated parking for approximately four vehicles, as well as bike storage and a shed.

The accommodation briefly comprises: entrance vestibule, hallway, kitchen, sitting room/breakfast room, rear hallway, utility room/shower room, store room, cloakroom, additional utility/boot room, first-floor landing, 3 en-suite letting bedrooms, office, cloakroom W.C., and second-floor owner's accommodation comprising a sitting room, 2 bedrooms, and a bathroom.

Overall, Aber Cottage represents an outstanding opportunity to acquire either a thriving Bed & Breakfast business in the heart of Dolgellau or a spacious and versatile home suitable for large families or multi-generational living.

Location
The ancient market town of Dolgellau sits within an area of outstanding natural beauty set in the Southern Snowdonia National Park, at the foot of the Cader Idris mountain range. Dolgellau is an excellent base for walkers and outdoor pursuits. The town provides a small cottage hospital, primary & secondary schools, a tertiary college as well as restaurants, pubs, library, rugby & cricket clubs and is within 10 miles of the coast and 6 miles of a main line railway station.

Council Tax Band: D - £2,338.19
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTC
Restrictions: Listed building

Vestibule *w: 0.97m x l: 1.75m*	Door to front, ceiling downlights, tongue and groove walls, internal window to side (into kitchen), door into sitting room/breakfast room, quarry tiled flooring.
Hallway *w: 0.8m x l: 2.71m*	Ceiling downlights, staircase to first floor landing, quarry tile flooring. Sliding door into:
Kitchen *w: 3.88m x l: 6.35m*	Window to front, window to rear, exposed beam, 6 wall units, 10 base units under a butcher block worktop, tiled splashbacks, space for a Stoves range style cooker with extractor hood above, integral single oven, stainless steel sink and drainer, stainless steel wash hand basin, central island with shelving and base units under a stainless steel worktop, space for dishwasher, space for 2 fridge/freezers, space for chest freezer, tiled flooring.
*	From Hallway, double door into:
Sitting Room/Breakfast Room *w: 7.44m x l: 5.36m*	Three windows to front, internal window to rear, door to rear, exposed beam, part exposed stone wall and chimney breast with open fireplace housing wood burning stove on a slate hearth, alcove seating, ornamental feature fireplace, radiator, exposed floorboards.
Rear Hallway *w: 1.44m x l: 0.82m*	Skylight, tiled flooring.
Utility/Shower Room *w: 2.56m x l: 2.53m*	Two skylights, fully tiled shower cubicle with electric shower, wash hand basin, extractor fan, space for 2 washing machines and a tumble dryer, electric panel heater, tiled flooring. Door into:
Store *w: 1.15m x l: 5.08m*	Electric, concrete flooring.
*	From Rear Hallway door into:
WC *w: 1.53m x l: 1.66m*	Window to rear, ceiling downlights, skylight, tongue and groove to dado height, fully tiled walls, low level W.C., wash hand basin, electrical panel heater, tiled floor.

	From Rear Hallway, door into:
Rear Entrance/Utility/Boot Room *w: 6.99m x l: 2.57m*	Door to side, window to rear, internal window into Sitting Room/Breakfast Room, Velux window, skylight, exposed beams, part tongue and groove ceiling, built-in high cupboard, exposed stone walls, 4 wall units, 6 base units under a granite effect worktop, tiled splashbacks, 1 1/4 ceramic sink and drainer. Opening (understairs storage) with door leading into Kitchen.
First Floor Landing *w: 1.62m x l: 2.22m*	Window to rear, ceiling downlights, carpet.
Inner Landing *w: 5.12m x l: 0.96m*	Internal window over landing, dado rail, cupboard housing hot water tank, radiator, carpet.
Office *w: 3.29m x l: 3.24m*	Window to rear, open feature fireplace with tiled insert, copper hood, timber surround, slate hearth, radiator, exposed floorboards.
Bedroom 1 *w: 3.04m x l: 2.9m*	Window to front, radiator, carpet.
En-Suite Shower Room *w: 2.03m x l: 1.44m*	Window to front, wet wall panelling, shower cubicle with mains shower, pedestal wash hand basin, mirror with shaver socket and light above, low level W.C. (Saniflo), radiator, cushion flooring.
Bedroom 2 *w: 3.82m x l: 2.84m*	Two windows to front, radiator, carpet.
En-Suite Shower Room *w: 1.89m x l: 1.42m*	Wet wall panelling, ceiling downlights, shower cubicle with mains shower, pedestal wash hand basin with mirror, shaver socket and light above, extractor fan, low level W.C. (Saniflo), cushion floor.
WC *w: 1.69m x l: 1.18m*	Window to rear, low level W.C, pedestal wash hand basin, radiator, exposed floorboards.
Bedroom 3 *w: 4.98m x l: 5.18m*	Window to front, window rear (with fire escape window), exposed stone walls, downlights, radiator, carpet.
En-Suite Shower Room *w: 2.25m x l: 1.39m*	Window to rear, ceiling downlights, large shower cubicle with wet wall panelling and mains shower, low level W.C., pedestal wash hand basin, partly tiled walls, shaver socket and light, radiator, exposed floorboards.
*	From Landing, staircase leading to:-
Second Floor Landing *w: 3.42m x l: 0.75m*	Window to rear, internal window to Hallway, ceiling downlights, carpet. Door into Owners Accommodation.

OWNERS ACCOMMODATION	
Hallway *w: 4.91m x l: 1.05m*	Ceiling downlights, radiator, carpet.
Sitting Room *w: 5.11m x l: 4.85m*	Two Velux windows to front, stable door to rear leading to fire escape, exposed beams and A frame, ceiling downlights, part exposed stone chimney breast with feature fireplace with tiled inset and hearth, timber surround, radiator, carpet.
Bedroom 4 *w: 4.7m x l: 3.05m*	Velux to front, under eaves storage, access to loft, radiator, carpet.
Bedroom 5 *w: 2.92m x l: 5.92m*	Velux to front and rear, exposed beams, ceiling down lights, exposed stone wall, radiator, carpet.
Bathroom *w: 2.47m x l: 1.95m*	Velux to rear, corner bath with electric shower above, partly tiled walls, low level WC, pedestal wash hand basin, mirror with shaver socket and light, cushion flooring.
Outside	Located to the rear of the property, with secure double gates there is a car parking area for 4 vehicles, raised decking area, bike storage shed. Fire escape leading from the upper floors to the rear of the property.
Shed *w: 4.85m x l: 2.38m*	Offering useful storage space, with power and electric.

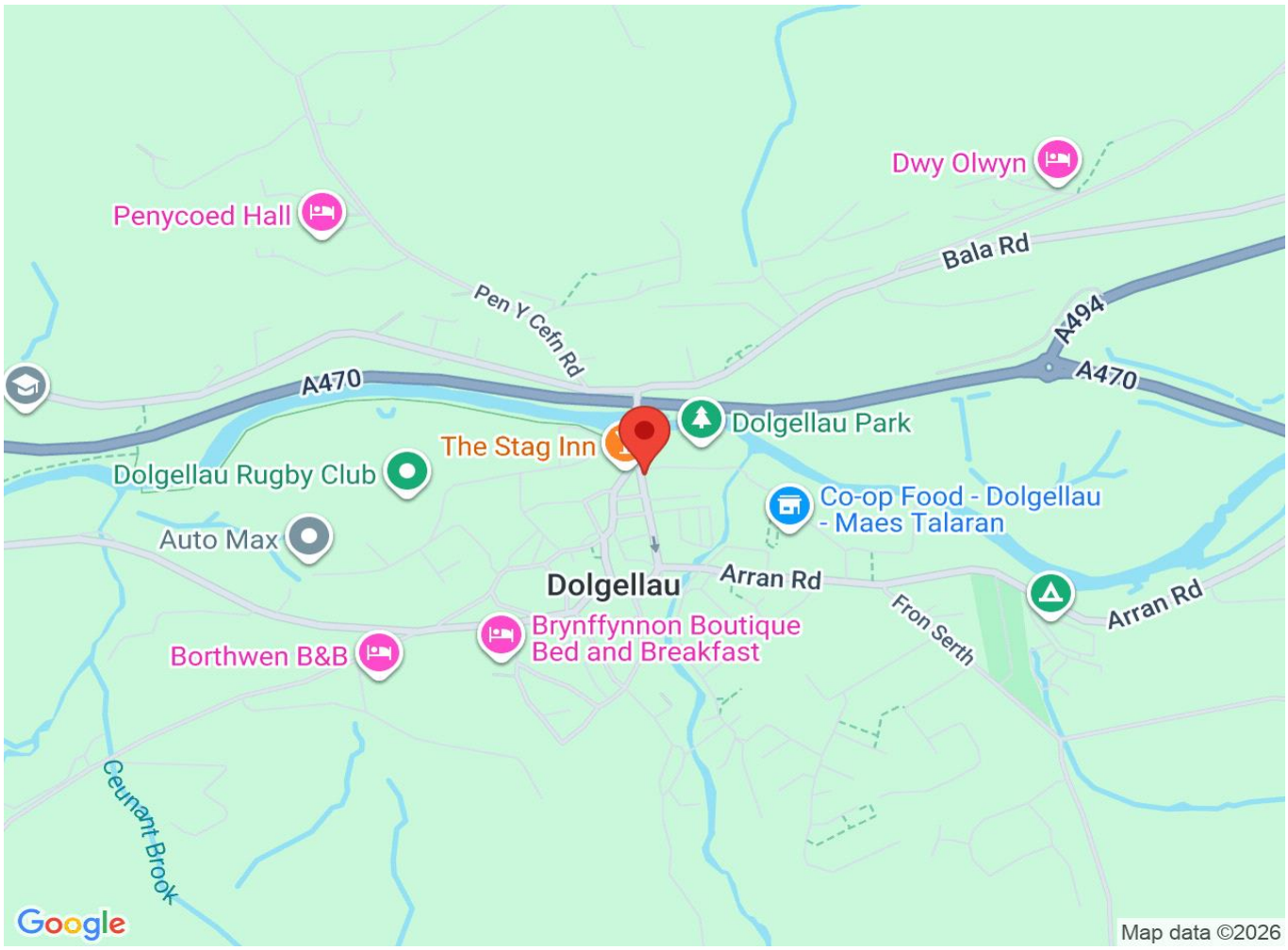
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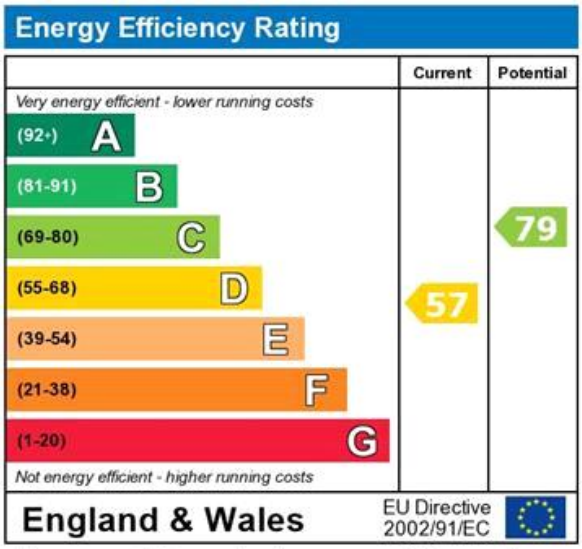
Approximate Gross Internal Area = 249.5 sq m / 2686 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285650)

Location


Dwy Olwyn
Penycoed Hall
Bala Rd
Pen Y Cefn Rd
A494
A470
A470
Dolgellau Park
The Stag Inn
Dolgellau Rugby Club
Co-op Food - Dolgellau - Maes Talaran
Auto Max
Dolgellau
Arran Rd
Arran Rd
Fron Serth
Brynffynnon Boutique Bed and Breakfast
Borthwen B&B
Ceunant Brook
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	D - £2,338.19
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3212

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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