Wenallt, Springfield Street, Dolgellau LL40 1LY

OIRO £395,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Beautifully Presented Semi Detached Town House
Many original period features
Sitting Room and Dining Room
Kitchen/Breakfast/Second Sitting Room
6 Bedrooms plus 2 Attic Rooms
2 bathrooms, 1 shower room and 2 W.C.'s
Courtyard Garden and Off Road Parking
Large and Useful Cellars
Close to all the amenities of the town
Current EPC Rating D

Wenallt is an immaculately presented and sympathetically refurbished townhouse, offering 6–8 bedrooms and three bathrooms, ideally located within easy reach of the town centre and its amenities.

The property features gas-fired central heating and beautifully restored sash windows, while preserving an abundance of period charm through its coved ceilings, ornate ceiling roses, exposed floorboards, wood-burning stove, and open fireplaces. These traditional elements are complemented by modern upgrades including a high-gloss kitchen with integrated appliances and beautifully appointed contemporary bathrooms.

To the rear, a private, enclosed courtyard-style garden provides an inviting outdoor space, together with right of way over neighbouring property driveway providing off road parking for 2 vehicles.

This impressive home is expected to appeal to both local purchasers seeking generous family accommodation and those considering a move to the area from further afield.

Accommodation briefly comprises:
Ground Floor: Entrance hallway, sitting room, kitchen/breakfast/second sitting room, dining room, utility room, cloakroom/WC.
Cellar: Two versatile rooms with excellent head height.
First Floor: Bathroom and three bedrooms.
Second Floor: Three additional bedrooms, bathroom, and shower room.
Third Floor: Two attic rooms.

Viewing is highly recommended to fully appreciate the scale and character of this substantial period property.

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: E: £2,857.79
Tenure: Freehold
Parking options: Off Street

Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains, Woodburner
Water supply: Mains
Sewerage: Mains
Broadband: FTTP

Ground Floor	
Open Porch	Slate steps.
Hallway *w: 1.96m x l: 8.02m*	Door to front, door to rear, door leading to cellar, coved ceiling, decorative architrave, radiator, Minton tiled flooring, exposed pitch pine staircase to first floor.
Sitting Room *w: 3.62m x l: 3.9m*	Window to front with original panelling and shutters, coved ceiling, picture rail, ceiling rose, open slate fireplace with timber surround housing a wood burning stove on a slate tiled hearth, radiator, exposed floor boards.
Dining Room *w: 3.11m x l: 3.92m*	Window to rear with shutters, coved ceiling, open fireplace with timber surround, built-in alcove cupboards, radiator, slate flagged flooring.
Rear Entrance/Utility *w: 1.83m x l: 1.47m*	Door to rear, window to side, worktop with Belfast Sink, space for washing machine, concrete floor.
W.C. *w: 1.3m x l: 1.14m*	Window to rear, low level W.C., concrete floor.
Kitchen/Breakfast/Second Sitting Room *w: 3.56m x l: 7.94m*	Kitchen Area: Window to rear with original panelling and shutters, modern high gloss units consisting of, 6 wall units and 9 base units to include a dishwasher, integral fridge, integral freezer under a granite worktop, Belfast sink, integrated oven with 4 ring induction hob, glass splashback, with extractor hood above, butchers block breakfast bar, slate tiled floor, with underfloor heating. Sitting Area: Window to front with original panelling and shutters, coved ceiling, picture rail, door to side leading to hallway, cast iron open fireplace (unused), slate hearth, radiator, exposed floor boards.
Half Landing	Window to rear. Door into:
W.C. *w: 1.3m x l: 1.16m*	Window to rear, low level W.C., tiling to dado height, corner wash hand basin, heated towel rail/radiator, cushioned floor.
First Floor Landing *w: 1.96m x l: 3.96m*	Exposed floor boards.
Bathroom *w: 2.81m x l: 3.95m*	Window to rear, slipper bath, low level W.C., shower cubicle with electric shower, extractor fan, cast iron ornamental fireplace, radiator, cushioned flooring.
Bedroom 1	Bay window to front with original panelling with views of the town of Dolgellau and open

w: 3.98m x l: 4.86m	countryside beyond, coved ceiling, ceiling rose, cast iron ornamental fireplace with a tiled hearth, radiator, carpet.
Bedroom 2 *w: 4.38m x l: 4.91m*	Bay window to front with views of the town of Dolgellau and open countryside beyond, coved ceiling, picture rail, ceiling rose, cast iron feature fireplace with a tiled hearth, radiator, carpet.
Bedroom 3 *w: 3.25m x l: 3.93m*	Window to rear, cast iron ornamental fireplace, radiator, carpet.
*	From First Floor Landing, exposed pitch pine staircase to:
Half Landing	Window to rear.
Second Floor Landing *w: 2.18m x l: 3.95m*	Exposed floor boards.
Bedroom 4 *w: 2.83m x l: 3.92m*	Window to rear, radiator, carpet.
Bedroom 5 *w: 3.89m x l: 3.92m*	Window to front with views over the town of Dolgellau and far distant views of open countryside and mountains beyond, cast iron ornamental fireplace, radiator, carpet.
Bedroom 6 *w: 4.21m x l: 3.92m*	Window to front with views over the town of Dolgellau and far reaching views of open countryside and mountains beyond, cast iron ornamental fireplace, radiator, carpet.
Shower Room *w: 2.04m x l: 1.41m*	Fully tiled walls, shower cubicle with mains shower above, low level W.C., pedestal wash hand basin, heated towel rail/radiator, extractor fan, tiled floor.
Bathroom *w: 3.35m x l: 2.45m*	Window to rear, ceiling down lights, extractor fan, partly tiled walls, "L" shaped bath with mains shower above and shower screen, pedestal wash hand basin, low level W.C., cast iron ornamental fireplace, original cupboard housing a Worcester combi-boiler, heated towel rail/radiator, tiled flooring with underfloor heating.
*	Exposed pitched pine staircase to:
Third Floor Landing *w: 1.88m x l: 7.49m*	Velux windows to front and rear, radiator, exposed floorboards.
Attic Room 1 *w: 2.66m x l: 5.68m*	Velux windows to front and rear, radiator, exposed floorboards.
Attic Room 2 *w: 3.37m x l: 5.68m*	Velux windows to front and rear, radiator, carpet.
*	From the Entrance Hallway, door with slate steps leading down to:
Cellar	
Cellar Room 1 *w: 4.58m x l: 3.91m*	Window to front, exposed beams, exposed stone fireplace, slate flagged floor.
Cellar Room 2	Exposed beams, slate flagged floor.

w: 1m x l: 1.94m

Cellar Room 3 *w: 3.26m x l: 3.91m*	Window to front, exposed beams, slate flagged floor.
Outside	To the front there is an enclosed area with wrought iron gate and railings. Enclosed rear garden with paving slabs, mature trees and shrubs. Right of way over neighbouring property driveway providing off road parking for 2 vehicles. Steps up to access gate onto Upperfield Street.

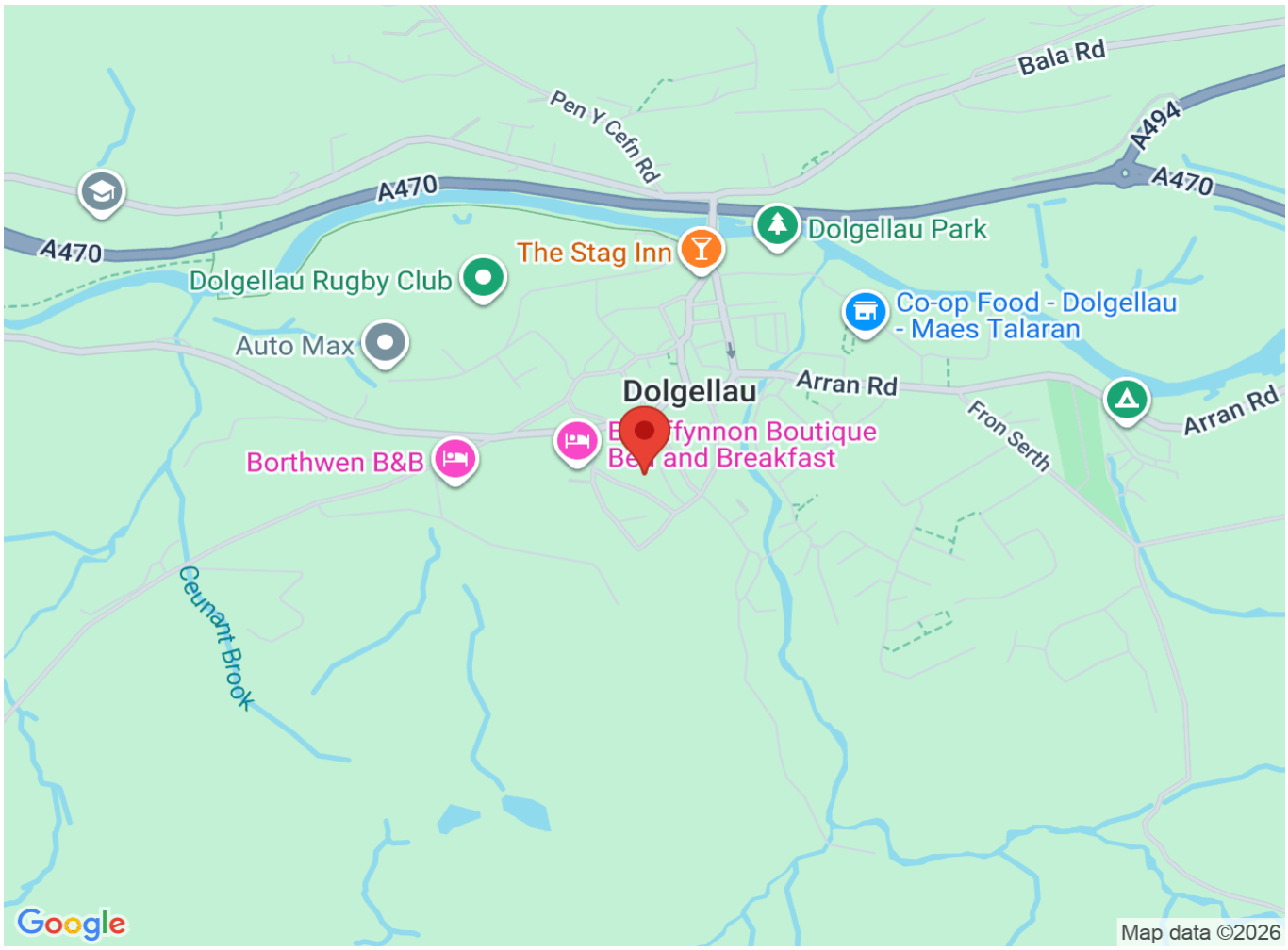
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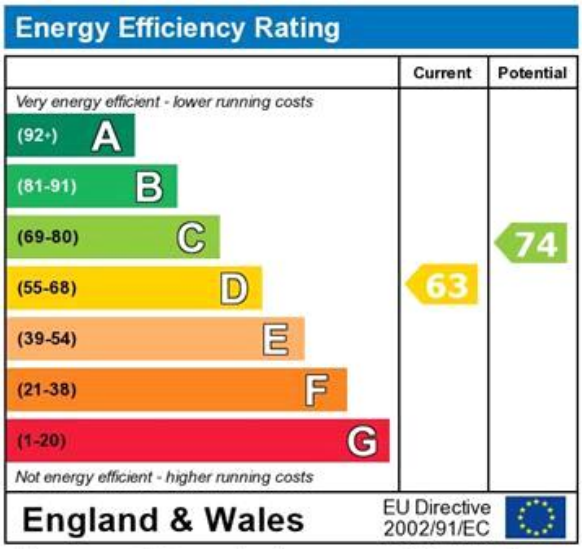
Approximate Gross Internal Area = 280.5 sq m / 3019 sq ft
Cellar = 35.4 sq m / 381 sq ft
Total = 315.9 m / 3400 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268541)

Location


Bala Rd
Pen Y Cefn Rd
A494
A470
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
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:	E: £2,857.79
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3196

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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