Old Post Office, Bontddu, Dolgellau, LL40 2UB

Offers Over £375,000

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

Attractive, well presented semi-detached house
4 Bedrooms
Presented in immaculate condition
Open plan kitchen/dining/sitting room
Sitting Room
Bathroom
Side and rear gardens
Current EPC Rating G

The Old Post Office is a beautifully presented and deceptively spacious four-bedroom semi-detached home, positioned on an elevated plot with pleasant views overlooking the village to the front.

Offered in move-in ready condition, the property has benefited from a range of recent improvements and maintenance works. These include repointing, replastering, the restoration of original stone fireplaces, upgraded insulation, and electrical enhancements. The result is a well-maintained home suited to a variety of buyers, particularly families. Additional features include LPG gas central heating, multi-fuel stoves, and UPVC sash style double glazing throughout.

Outside, the property enjoys gardens to the front, side, and rear, along with a summer house and further lawned areas to the back, providing ample outdoor space.

Ideally located within easy reach of both Barmouth and Dolgellau, each approximately five miles away, this home is likely to attract a wide range of buyers seeking a spacious property in a convenient setting.

The accommodation briefly comprises an entrance hallway, sitting room, open-plan kitchen/dining/living area, utility space, first-floor landing, and four bedrooms (one currently used as a dressing room), along with a family bathroom.

Externally, there is also a shower room/W.C. and a summer house with a decking area, offering a private and relaxing space to sit outdoors.

This substantial property would make an ideal family home, whether for local buyers or those looking to relocate to the area. Viewing is highly recommended.

What3Words - ///outnumber.cuff.rejoins

Location
Bontddu is a village situated half way between the market town of Dolgellau (approx. 5 miles) and the seaside resort of Barmouth.

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.

The picturesque seaside town of Barmouth is located on the West Coast of North Wales and lying between a mountain range and the sea on the mouth of the river Mawddach, is arguably one of the most beautiful locations in Wales. The town itself offers an array of restaurants, pubs, cafes and local independent shops. The surrounding countryside provides superb opportunities for outdoor/water activities.

Council Tax Band: E - £2,973.98
Tenure: Freehold
Parking options: On Street
Garden details: Private Garden, Rear Garden
Electricity supply: Mains
Heating: LPG, Woodburner
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Entrance Hallway *w: 1.78m x l: 4.06m*	Door to front, radiator, tiled floor, staircase to first floor.
Sitting Room *w: 4.05m x l: 6.91m*	Bay window to front, built-in bookshelves, open feature fireplace with exposed stonework, woodburning stove inset on a slate hearth, radiator, engineered oak flooring.
Open Plan Kitchen/Dining Room *w: 5.03m x l: 7.05m*	Window to front, window to rear, ceiling downlights, exposed beams, fireplace housing multi-fuel stove on a slate hearth, exposed floorboards,. Kitchen area: 4 wall units with under cabinet lights, 7 base units including integral dishwasher, integral fridge, under granite effect worktop, tiled splashbacks, Belfast sink, open fireplace housing LPG fired Rayburn, radiator, tiled floor. Opening into:-
Utility and Storage *w: 1.92m x l: 2.3m*	Plumbing for washing machine, part quarry tiled and tiled flooring.
First Floor	
Landing	Window to rear, access to loft, radiator, carpet.
Family Bathroom *w: 3.66m x l: 3.13m*	Window to rear, large shower cubicle with wet wall panelling, electric shower, airing cupboard housing hot water tank, pedestal wash hand basin, low level W.C, part tongue and groove to dado height, step up to spa style bath with tiled surround and mirror over, heated towel rail, radiator, extractor fan, tiled floor.
Bedroom 1 *w: 3.56m x l: 3.86m*	Window to front, exposed stone open fireplace (unused), slate hearth, radiator, carpet.
Bedroom 2 *w: 2.03m x l: 2.8m*	Window to front, range of built-in floor to ceiling built wardrobes and cupboards, radiator, laminate floor.
Bedroom 3 *w: 3.66m x l: 3.84m*	Window to front, exposed stone feature fireplace (unused) slate hearth, radiator, carpet.

Bedroom 4 *w: 4.13m x l: 3.1m*	Window to side and rear, ceiling downlight, fireplace with slate hearth, radiator, carpet.
Outside	To the front of the property, there is an enclosed garden with an LPG gas tank and steps leading up from the roadside to the front door, with access to the side and rear. From the kitchen, a door opens onto a covered veranda area with exterior lighting, with access to the shower room. To the side and rear, steps rise to a detached cabin/summer house, with a gravel seating area and decking. There is also gated access to an enclosed garden featuring a lawned area with rock outcrops, a pond, and mature trees and shrubs along the boundary.
Shower Room *w: 2.64m x l: 0.9m*	Fully tiled shower enclosure with electric shower over, wash hand basin, low level W.C., radiator, cushion flooring.

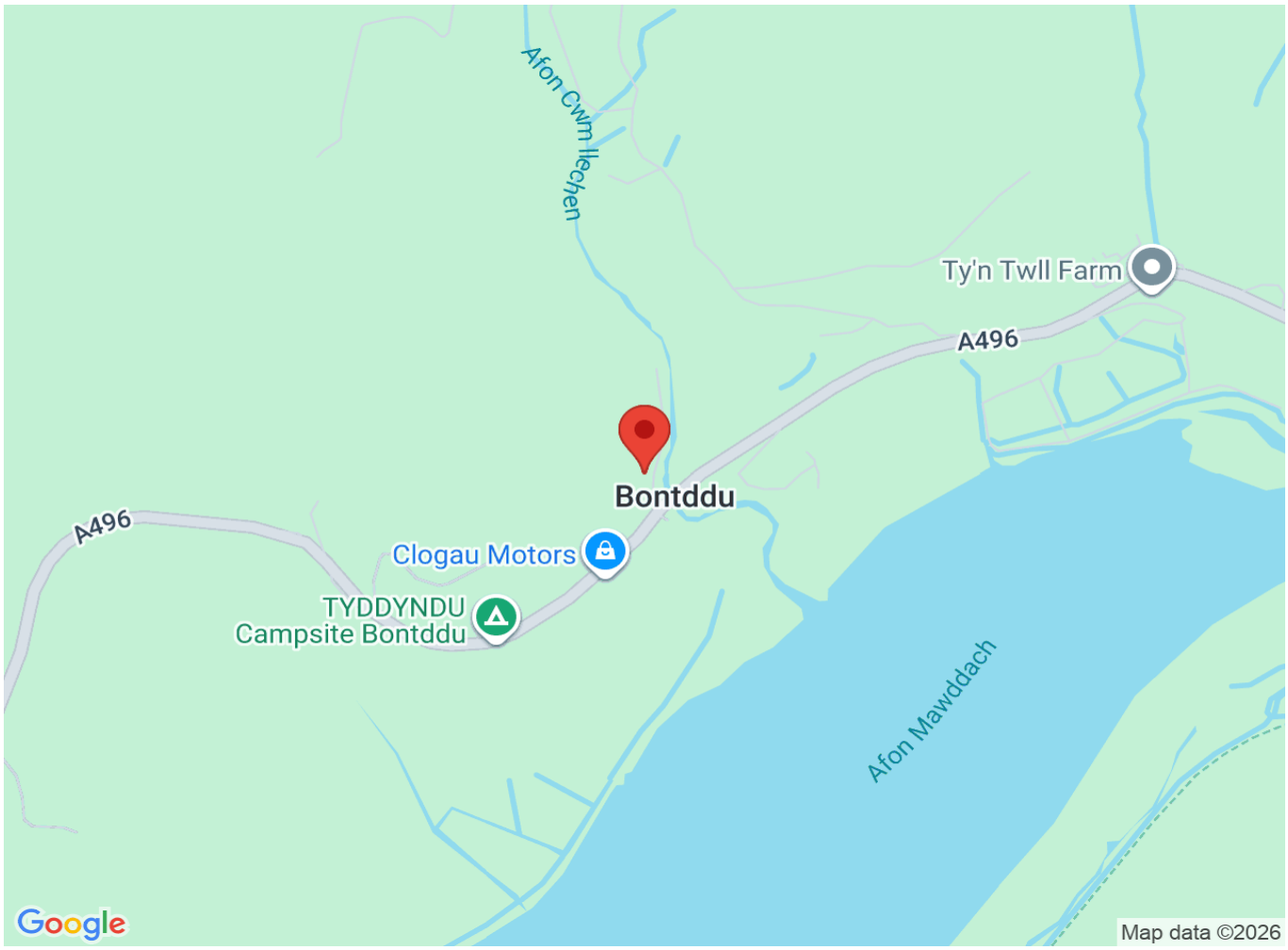
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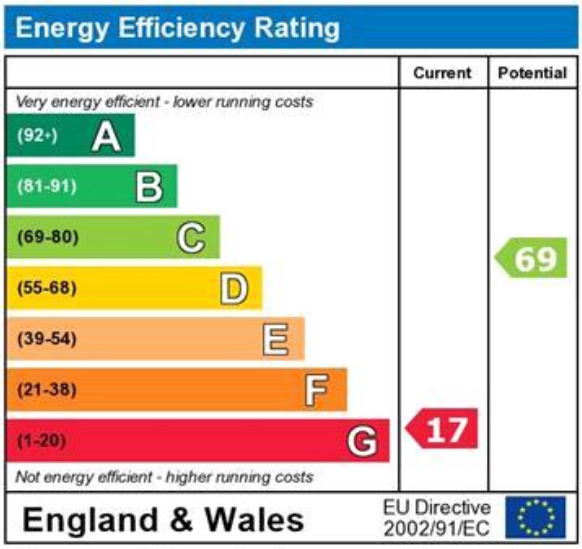
Approximate Gross Internal Area
1561 sq ft - 145 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Location


Afon Cwm Llechen
Ty'n Twll Farm
A496
Bontddu
A496
Clogau Motors
TYDDYNDU
Campsite Bontddu
Afon Mawddach
Google
Map data ©2026



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 - £2,973.98
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3251

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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