Gardd Ynys, Bontddu, LL42 1TN

OIRO £560,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

4 Bedrooms (1 en suite)
Views towards estuary and mountain range beyond
Set in approx. 2.32 acres
2 Sitting Rooms
Kitchen/Dining Room
Ground Floor Shower Room
Bathroom
Current EPC Rating D

Gardd Ynys is a substantial four-bedroom detached property of traditional brick and block construction beneath a slate roof, situated on the outskirts of the village of Bontddu. Accessed via a private driveway, the property is set within approximately 2.32 acres of beautifully maintained grounds, comprising mature woodland, lawned gardens, an orchard, and off road parking.

A particular highlight of Gardd Ynys is its exceptional setting, enjoying magnificent views across the Cader Idris mountain range and attractive glimpses of the Mawddach Estuary. The gardens feature a variety of secluded seating areas and patio spaces, creating a tranquil and highly individual outdoor environment.

The property is presented in excellent condition throughout and has been thoughtfully designed to maximise both space and its stunning surroundings. The principal living room is positioned on the first floor, complete with a front-facing balcony to fully appreciate the far-reaching views. The versatile layout makes the home well suited to a wide range of buyers, whether as a spacious family residence or as a continued or expanded holiday let business, for which it is currently utilised.

Additional benefits include uPVC double glazing, central heating, and a feature gas AGA within the kitchen/breakfast room.

The accommodation briefly comprises: entrance hallway, shower room, snug/games room, sitting room, kitchen/breakfast room, dining area, and pantry. Stairs lead to a half landing with bedrooms one and two, and further to a first-floor landing with ample storage. From here is the main living room with feature balcony, bedroom three, and an inner landing leading to bedroom four with en-suite, along with a family bathroom.

Externally, the property further benefits from a playroom, a detached double-height garage, a covered patio area, extensive lawned gardens, and additional woodland.

Overall, Gardd Ynys represents a rare and appealing opportunity to acquire a unique home in a truly outstanding location.

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: N/A - Holiday let status
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Private Garden
Electricity supply: Mains
Heating: LPG, Woodburner

Entrance Hallway *w: 1.03m x l: 1.93m*	Door to rear, quarry tiled flooring.
Shower Room *w: 2.35m x l: 1.89m*	Window to rear, fully tiled shower cubicle with mains shower, ceiling downlights, cupboard housing 'Worcester' boiler, pedestal wash hand basin, low level W.C., extractor fan, quarry tiled floors.
Sitting Room *w: 5.33m x l: 3.6m*	Patio doors to front with far distant views of the Mawddach Estuary and mountain range beyond, window to side, exposed beams, part exposed stone wall, vertical radiator, laminate flooring.
Kitchen/Dining Room *w: 6.25m x l: 5.57m*	Window to front with views towards Estuary and mountain range beyond, window to side, door to side, window to rear, ceiling downlights, 5 wall units, 12 base units to include integral dishwasher and integral bin store under a timber effect worktop, space for washing machine, integral single oven with 4 ring induction hob with extractor hood above, glass splash back, gas fired Aga with extractor hood above, space for fridge/freezer, 2 radiators, quarry tiled floor.
Storage/Pantry *w: 1.07m x l: 2.37m*	Window to front, shelving, quarry tiled flooring.
*	From Kitchen/Dining Room staircase to half landing.
Bedroom 1 *w: 3.97m x l: 2.51m*	Window to rear, built-in double wardrobes, radiator, carpet.
Bedroom 2 *w: 3.2m x l: 3.23m*	Window to side, built-in wardrobe, radiator, carpet.
First Floor Landing *w: 5.54m x l: 3.49m*	Velux to rear, access to loft space, wall lights, airing cupboard housing hot water tank, 4 storage cupboards, radiator, carpet.
Bedroom 3 *w: 5.42m x l: 3.62m*	Window to front with views towards the Estuary and mountain range beyond window to side, part exposed stone wall, coved ceiling, radiator, laminate flooring.

En-suite *w: 2.38m x l: 1.69m*	Window to rear, large quadrant fully tiled shower cubicle with mains shower, ceiling downlights, extractor fan, low level W.C., pedestal wash hand basin, mirror, heated towel rail/radiator, tiled floor.
Bathroom *w: 2.91m x l: 1.88m*	Window to rear, ceiling downlights, extractor fan, panelled bath with mains shower above and bi-fold shower screen, partly tiled walls, pedestal wash hand basin, mirror, low level W.C., heated towel rail/radiator, tiled floor.
Bedroom 4 *w: 3.97m x l: 2.7m*	Window to front with Estuary views and mountain range beyond, door to side onto balcony, built in wardrobes, radiator, laminate floor.
Second Sitting Room *w: 3.37m x l: 6.25m*	Two Velux windows to rear, door to side, French doors and windows to front leading onto balcony with estuary views and mountain range beyond, exposed beams, free standing woodburning stove in a slate hearth, 2 vertical radiators, exposed floorboards.
Balcony *w: 3.31m x l: 1.57m*	Railings to front, views towards Mawddach Estuary and mountain range beyond, outside light, tiled floor.
Outside	The property is positioned centrally in a large plot extending to 2.32 acres. Accessed via a gated, private treelined driveway from the road, leading to a driveway providing plenty of parking and access to the garage. The gardens offer two lawned areas backing onto the open countryside, with a variety of shrubs and trees. A woodland area is located behind the property.
Detached Garage *w: 4.23m x l: 7.24m*	Up and over door to front, door to side, 2 windows either side, window to front and rear, staircase to mezzanine area/storage area.

Gardd Ynys, Bontddu, Gwynedd, LL42 1TN

Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft
Play Room = 6.0 sq m / 64 sq ft
Total = 162.4 sq m / 1747 sq ft



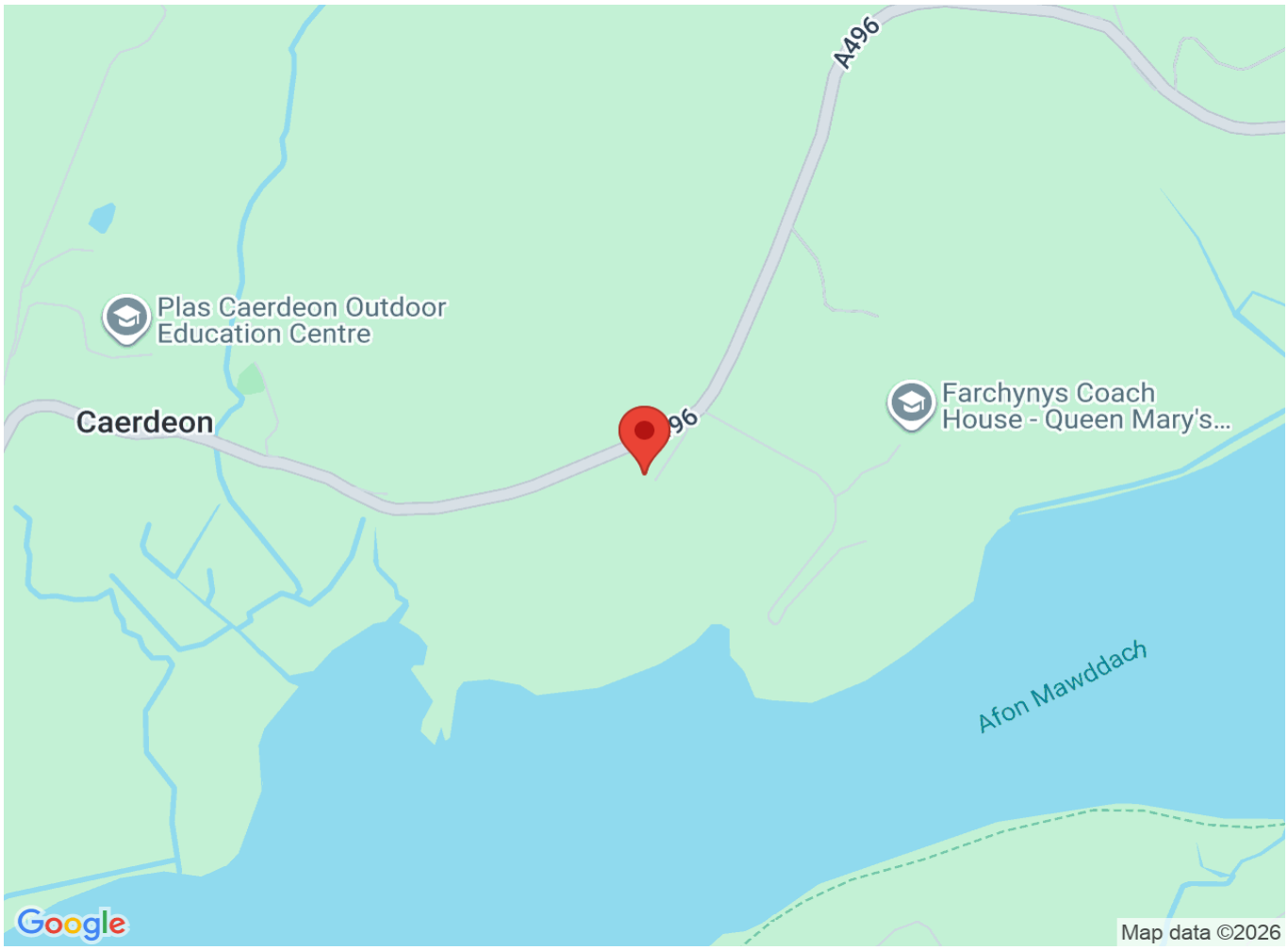
Ground Floor

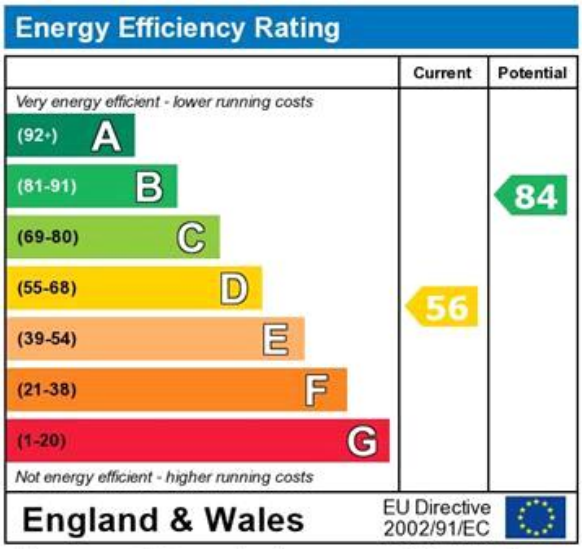


First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1293188)

Location


A496
Plas Caerdeon Outdoor Education Centre
Caerdeon
Farchynys Coach House - Queen Mary's...
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:	N/A - Holiday let status
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3242

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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