2 Stone Street,
Trawsfynydd, LL41 4RU

OIRO £175,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

2 Bedrooms (One En-Suite)
Sitting Room
Kitchen/Dining Room
Ground Floor Shower Room
Charming Mid-Terraced Cottage
Off Road Parking for 2 Vehicles
Open Countryside and Mountain Range Views
EPC Rating TBA

2 Stone Street is a beautifully refurbished two-bedroom mid-terraced cottage, peacefully tucked away in an idyllic setting backing onto open countryside and enjoying delightful rural views towards the lake.

Sympathetically renovated to an excellent standard, the property has been thoughtfully reconfigured to complement modern living while retaining its character and charm. Benefiting from UPVC double glazing and an energy-efficient electric heating system, the deceptively spacious accommodation is perfectly suited to a variety of buyers, including first-time purchasers, those looking to relocate, or anyone seeking a ready-to-move-into home.

To the front, the property offers off-road parking for two vehicles together with a garden area that, although currently requiring landscaping, presents excellent potential to create an attractive outdoor space tailored to individual tastes. The enclosed rear garden enjoys a private and secluded aspect, featuring a variety of established planting and several seating areas from which to relax and take in the peaceful surroundings.

Internally, the cottage successfully blends stylish contemporary finishes with character features, creating a welcoming home ready for immediate occupation.

The accommodation comprises an entrance hallway with staircase to the first floor, a modern ground floor shower room, and a cosy sitting room centred around a wood-burning stove. This opens into a surprisingly spacious kitchen/dining room, where French doors provide direct access to the rear garden. On the first floor are two well-proportioned bedrooms, with the principal bedroom benefitting from a beautifully appointed en-suite shower room.

Offering tastefully modernised accommodation, off-road parking and generous gardens in a tranquil countryside setting, 2 Stone Street is a property that must be viewed to be fully appreciated.

What3Words - ///marsh.scarcely.thinnest

Location
Trawsfynydd is a charming village in the heart of Eryri (Snowdonia) National Park, surrounded by spectacular mountain scenery and the beautiful Llyn Trawsfynydd. Renowned for its rich Welsh heritage and strong sense of community, the village offers a peaceful lifestyle while providing easy access to outdoor pursuits including walking, cycling, fishing and water sports. Villagers are well served, with a pub and convenience store. Conveniently located on the A470, Trawsfynydd is well placed for exploring the popular destinations of Porthmadog, Dolgellau, Beddgelert and the wider Snowdonia region, making it an ideal location for those seeking a home in this beautiful part of the county.

Council Tax Band: A - £1,630.32

Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Electric, Woodburner
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Hallway *w: 2.34m x l: 2.48m*	Door to front, exposed beams, built-in coat/boot store, wall light, understairs storage housing hot water tank, electric radiator, slate tiled floor.
Shower Room *w: 1.9m x l: 1.07m*	Fully tiled walls, exposed beams, extractor fan, shower enclosure with mains shower, vanity wash hand basin, low level W.C., pendulum lights, timber effect tiled flooring.
Sitting Room *w: 3.11m x l: 3.87m*	Window to front, exposed beam, open feature fireplace housing woodburning stove on a slate hearth, built-in shelving and window seat with storage beneath, electric radiator, slate tiled flooring. Opening into:
Kitchen/Dining Room *w: 5.44m x l: 2.53m*	French doors and window to rear, exposed beam, 4 wall units, 6 base units to include washing machine and fridge, under a butcher block style worktop, 4 ring induction hob with tiled splashback, extractor hood and lights, plate rack, integral single oven, breakfast bar, free standing unit made up of 5 base units, 2 wall units, slate tiled flooring.
First Floor Landing *w: 0.93m x l: 0.83m*	Window to front with far distance mountain views, exposed floorboards.
Bedroom 1 *w: 2.63m x l: 3.36m*	Window to rear with open country countryside views and far distant mountain views, access to loft, built-in wardrobe and set of drawers, electric radiator, exposed floorboards. Door into:
En-suite *w: 2.21m x l: 1.62m*	Window to rear with open country countryside views and far distant mountain views, tongue and groove to dado height, slipper bath with central taps, wall lights, extractor fan, circular wash hand basin set on a half-moon table, low level W.C., heated towel rail/radiator, tiled flooring.
Bedroom 2 *w: 2.36m x l: 2.65m*	Window to front with far distant mountain views, electric radiator, exposed floorboards.
Outside	To the Front: A shared lane runs along the front of the terrace and provides access to the property's off-road parking area, offering space for two vehicles. Beyond the parking is a generous garden, currently requiring landscaping but presenting excellent potential to create an attractive outdoor space to suit individual preferences. To the Rear: An enclosed garden with an initial slate-shale patio, ideal for outdoor seating, together with a useful storage shed. Steps lead up to a lawned garden bordered by mature shrubs and trees, with a number of seating areas positioned to make the most of the peaceful setting and the attractive open countryside and mountain views.

Location


Camp Stesion
CCF Trawsfynydd Branch • Clynderwen...
Pen Y Gareg St
Station Rd
Goodman-Jones Dr B
The Cross
Bunkhouse, Restaurant...
A470
A4212
Trawsfynydd
Jones J S
Hughes J M & Son
Old Mill Farmhouse
Google
Map data ©2026

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:	A - £1,630.32
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3299

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