Stable Cottage, Penmaenpool, Dolgellau LL40 1YB

OIRO £300,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Three Bedrooms (one ground floor)
Sitting Room
Kitchen/Dining Room
Bathroom
Additional Ground Floor W.C.
Garage
Low maintenance Garden
Oil fired central heating
EPC TBC

Stable Cottage is a delightful double-fronted, three-bedroom home built from traditional stone beneath a slate roof. Once forming part of the neighbouring Penmaenuchaf Hall estate, the property offers spacious and well-balanced accommodation, making it an ideal permanent residence or an attractive second home, as permitted under the current Article 4 regulations.

Much improved by the current owners, the cottage has been thoughtfully updated to combine its period charm with modern-day comfort. Enhancements include the installation of an oil-fired central heating system, a stylish fitted kitchen and contemporary bathroom, a wood-burning stove, and tasteful decorative improvements throughout. The result is a beautifully presented home that is ready for immediate occupation.

Outside, the property enjoys off-road parking for one vehicle to the front, together with a generous enclosed rear courtyard that provides a private and peaceful setting for outdoor dining or relaxation. A second courtyard, accessed directly from the third bedroom, offers additional outdoor space, while a detached garage situated opposite the property provides further parking or valuable storage.

Blending character features with modern conveniences, Stable Cottage is sure to appeal to a wide range of buyers seeking a charming home in an idyllic location.

The accommodation briefly comprises an entrance hallway, a welcoming sitting room, a spacious kitchen/dining room, rear hallway, ground-floor bedroom and separate WC. The first floor offers two further bedrooms and a family bathroom.

Early viewing is highly recommended to fully appreciate the charm, character and lifestyle this delightful property has to offer.

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: B - £1,915.71
Tenure: Freehold

Parking options: Garage, Off Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Septic Tank
Broadband: ADSL
The septic tank is shared between the four properties located within the courtyard.

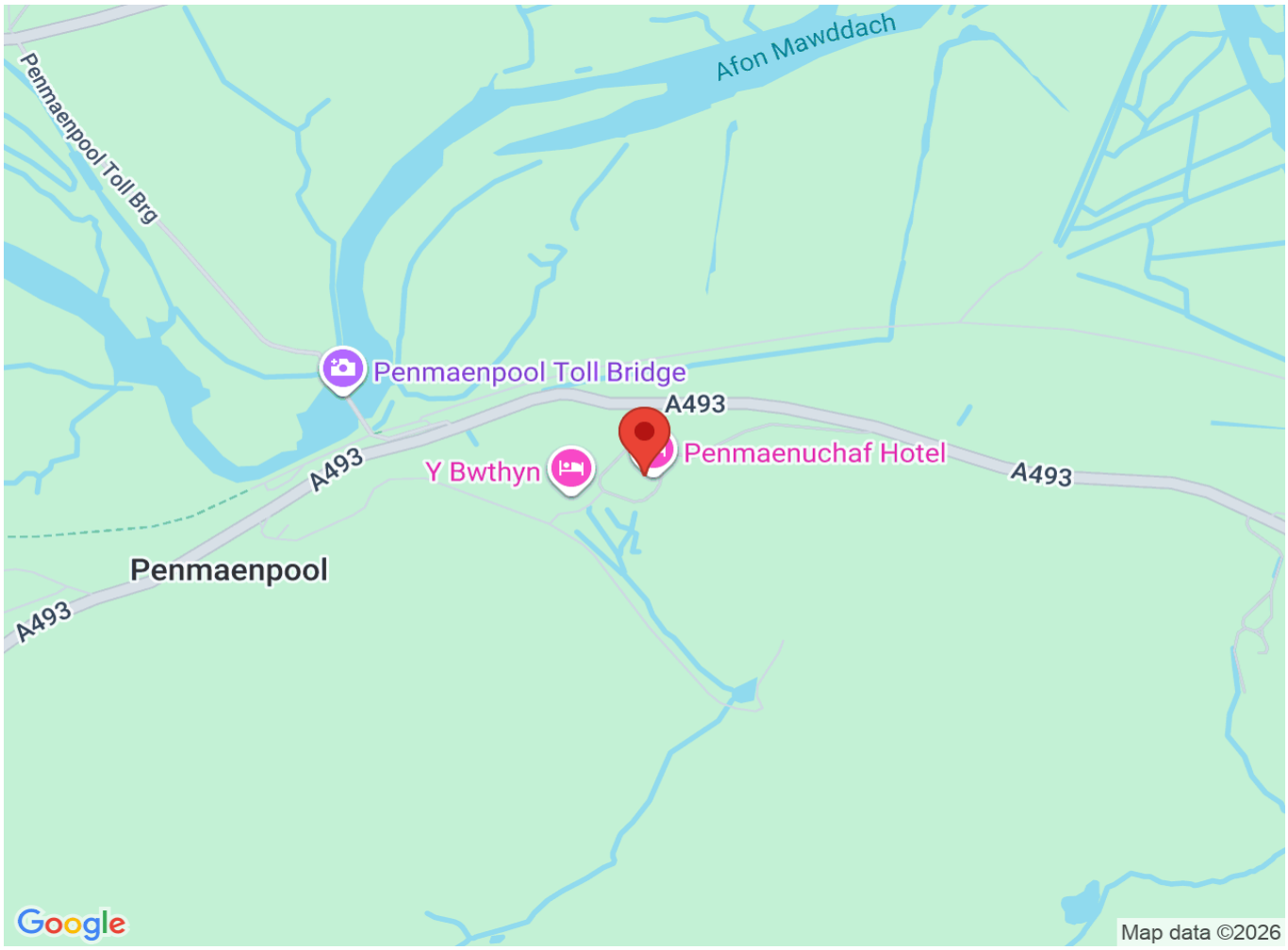
Hallway *w: 0.98m x l: 1.61m*	Door to front, staircase to first floor, slate tiled flooring.
Sitting Room *w: 3.22m x l: 4.89m*	Window to front and rear, coved ceiling, open fireplace housing woodburning stove with slate hearth, built-in cupboard, radiator, oak flooring.
Kitchen/Dining Room *w: 3.09m x l: 4.9m*	Window to front and rear, radiator and oak flooring. Kitchen area comprising 4 wall units, 8 base units to include dishwasher, washing machine and space for fridge under a butchers block style worksurface with breakfast bar, integral oven, 4 ring induction hob with tiled splashbacks, extractor hood, stainless steel sink and drainer, combi boiler, understairs storage, tiled flooring.
Rear Hallway *w: 0.97m x l: 2.33m*	Door to rear, radiator, slate tiled flooring.
Inner Hallway *w: 1.6m x l: 0.83m*	Window to front, slate tiled flooring.
W.C. *w: 1.57m x l: 1m*	Low level W.C., pedestal wash hand basin, tiled splashbacks, heated towel rail/radiator, slate tiled flooring.
Bedroom 1 *w: 3.6m x l: 1.85m*	Door to front, (leading to front courtyard), window to front, radiator, slate tiled flooring.
First Floor Landing *w: 0.91m x l: 2.42m*	Window to rear, access to loft, radiator, carpet.
Bedroom 2 *w: 3.04m x l: 4.91m*	Window to front, ornamental cast iron fireplace, radiator, carpet.
Inner Landing *w: 0.88m x l: 1.82m*	Carpet.
Bathroom *w: 2.25m x l: 1.81m*	Window to side, fully tiled walls, extractor fan, panelled bath with mains shower above, bi-fold shower screen, low level W.C., pedestal wash hand basin, mirror with shaver socket and light, radiator, heater towel rail, laminate flooring.
Bedroom 3 *w: 3.23m x l: 2.96m*	Window to front, walk-in wardrobe space, radiator, carpet.
Outside	To the front, the property is approached via a wrought iron gate set within a traditional stone wall, opening into a front garden with planted borders and an additional

courtyard area to the side. A parking space is situated directly in front of the property within a shared parking area serving three properties.

To the rear, a fully enclosed, low-maintenance courtyard garden provides a private outdoor space, laid with attractive slate paving and benefitting from gated side access, the oil tank is also located here.

A detached garage is located within a nearby block opposite the property, offering secure parking or useful additional storage.

Location


Afon Mawddach
Penmaenpool Toll Brg
Penmaenpool Toll Bridge
A493
Penmaenuchaf Hotel
Y Bwthyn
A493
A493
Penmaenpool
A493
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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:	B - £1,915.71
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3300

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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