12 Ffordd Y Felin, Dolgellau, LL40 1HU

OIRO £185,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

3 Bedrooms
Sitting Room
Dining Room
Kitchen
Bathroom
Large, Terraced Rear Garden
Subject to Local Occupancy Clause
Current EPC Rating D

12 Ffordd Y Felin is a well-presented three-bedroom semi-detached home of traditional construction beneath a slate roof. Ideally situated within easy walking distance of the town centre and its wide range of amenities, the property offers a convenient location.

The accommodation has been tastefully modernised throughout, creating a stylish home that is ready to move straight into. It is ideally suited to families or buyers seeking a property requiring minimal work, with highlights including a contemporary fitted kitchen, modern décor, and a recently installed bathroom suite.

A standout feature of the property is the beautifully landscaped rear garden, which has been thoughtfully terraced to create three level outdoor seating and entertaining areas. The upper terrace enjoys superb elevated views across the town and towards the surrounding countryside, providing an ideal space to relax and enjoy the scenery.

Further benefits include uPVC double glazing and gas-fired central heating throughout.

The accommodation briefly comprises:

Ground Floor: Entrance hallway, sitting room with a log-burning stove, modern fitted kitchen, and dining room.

First Floor: Landing, three bedrooms, and a family bathroom.

Viewing is highly recommended to fully appreciate the quality, presentation, and attractive outdoor space offered by this delightful home.

Please note: This property is subject to a local occupancy clause requiring purchasers to have lived or worked within the county of Gwynedd for at least 3 years prior to purchase.

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: On Street

Garden details: Front Garden, Rear Garden, Terrace
Electricity supply: Mains
Heating: Gas Mains, Woodburner
Water supply: Mains
Sewerage: Mains

Hallway *w: 2.1m x l: 3.2m*	Door to front, window to side, radiator, carpet.
Sitting Room *w: 3.54m x l: 3.93m*	Bay window to front, open fireplace housing wood burning stove, built-in alcove shelving, radiator, carpet.
Kitchen *w: 2.08m x l: 3.74m*	Two windows to side, stable door to rear, 5 wall units, 10 base units to include integrated dishwasher under timber effect worktop, 1 1/4 composite sink, tiled splash backs, integrated double oven, 4 ring induction hob with extractor hood above, space for fridge/freezer, 'Worcester' combi boiler, vertical radiator, laminate flooring.
Dining Room *w: 3.92m x l: 2.63m*	Window to rear, coved ceiling, radiator, laminate flooring.
First Floor Landing *w: 2.17m x l: 2.63m*	Access to loft with pull down ladder, radiator, carpet.
Bathroom *w: 2.14m x l: 1.81m*	Window to rear, panelled bath with mains shower, wet wall panelling, vanity wash hand basin with low level W.C., 2 storage units and 3 drawers under timber effect worktop, 2 wall cabinets, large LED mirror with integrated circular magnified vanity mirror, vertical heated towel rail, cushion flooring.
Bedroom 1 *w: 3.9m x l: 3.65m*	Window to rear, built-in storage cupboard, radiator, carpet.
Bedroom 2 *w: 2.88m x l: 3.34m*	Window to front with open countryside views, built-in wardrobe, built-in shelving, radiator, carpet.
Bedroom 3 *w: 2.8m x l: 2.44m*	Window to front with open countryside views, built-in storage, radiator, carpet.
Outside	Front: A low-maintenance front garden featuring decorative slate chippings and mature shrubs. A pathway to the side of the property leads to the enclosed rear entrance and a range of useful outbuildings. Rear: An enclosed covered courtyard provides access to the outbuilding. A combination of ramped and stepped access leads to a beautifully arranged three-tier terraced garden, comprising lawned areas and a paved patio—perfect for enjoying the stunning far-reaching views across the town and surrounding countryside.
Outside Utility Room	Door and window to front, window to side, Worktops with space for washing machine and tumble dryer, concrete floor.
Outbuilding	Currently utilised as a workshop.

12 Ffordd Y Felin, Dolgellau, Gwynedd, LL40 1HU

Approximate Gross Internal Area = 89.8 sq m / 966 sq ft

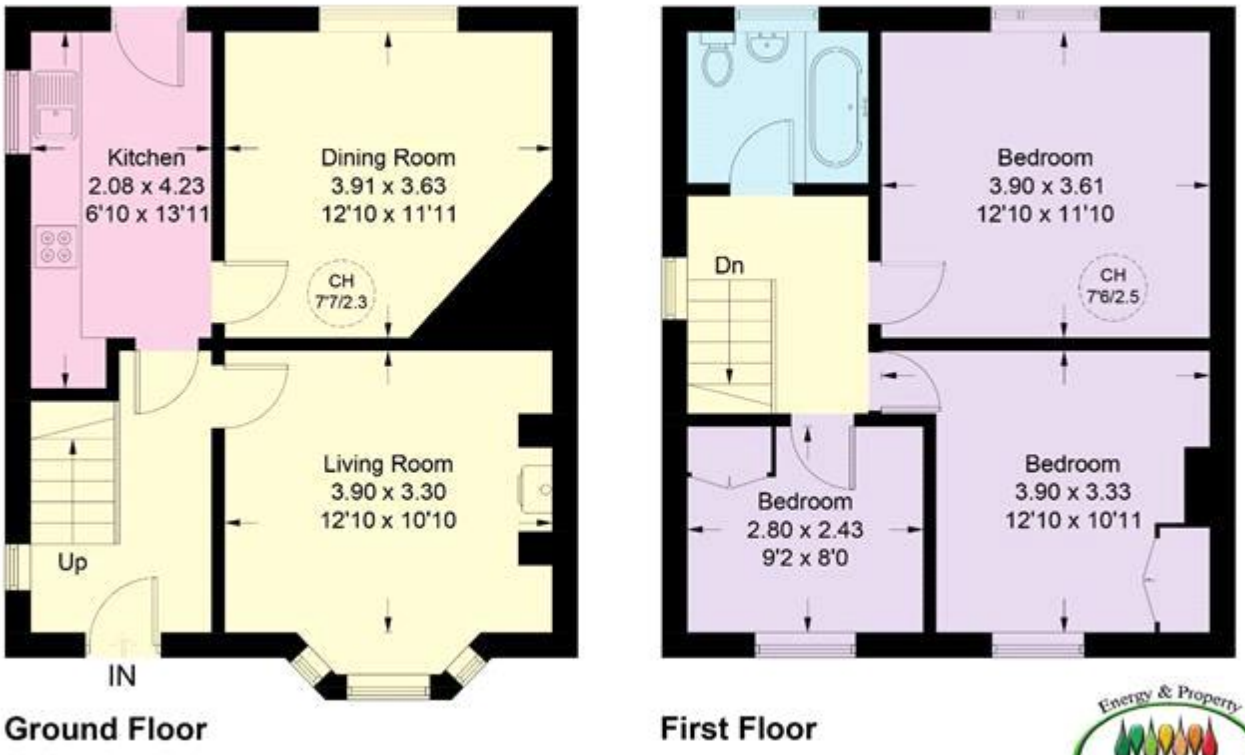
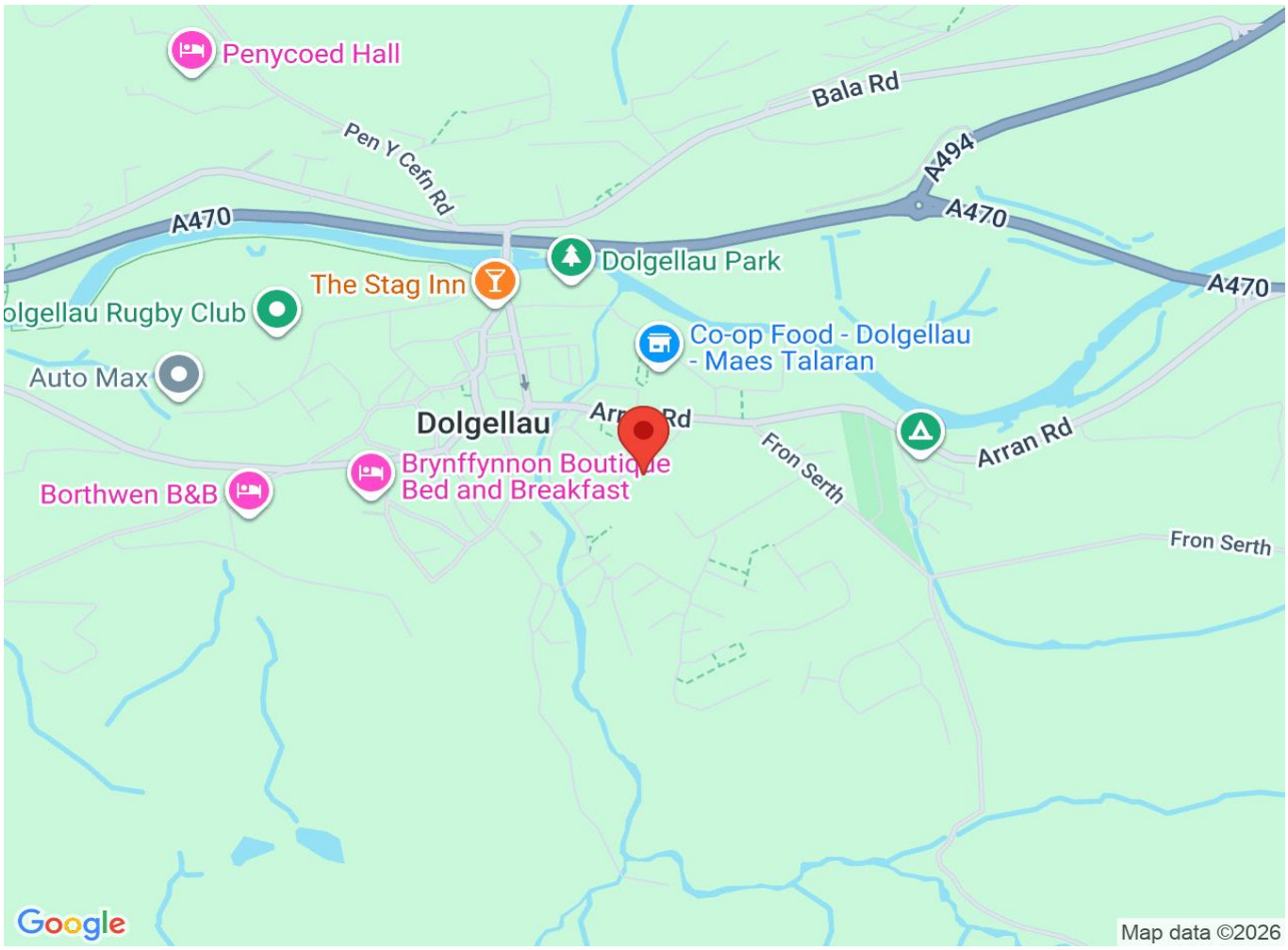
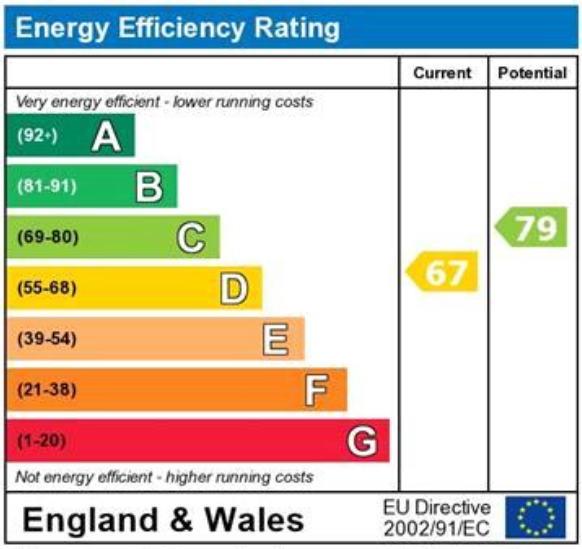


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335867)

Location


Penycoed Hall
Bala Rd
Pen Y Cefn Rd
A494
A470
A470
A470
Dolgellau Park
The Stag Inn
olgellau Rugby Club
Co-op Food - Dolgellau
- Maes Talaran
Auto Max
Dolgellau
Arran Rd
Fron Serth
Arran Rd
Brynffynnon Boutique
Bed and Breakfast
Borthwen B&B
Fron Serth
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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:	B - £1,915.71
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3298

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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