Pwllygele Mawr, Llanfachreth, Dolgellau, LL40 2DP

OIRO £399,995

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

2 Bedrooms
Detached Stone Built House
Standing in approx. half an acre
Semi-Rural Location
Sitting Room
Kitchen/Dining Room
Snug
Utility Room
Bathroom
Current EPC Rating F

Pwllygele Mawr is a delightful and beautifully positioned two-bedroom detached home, set within approximately 0.5 acres in a peaceful semi-rural location with breathtaking views towards the Cader Idris mountain range. The current owners have undertaken an extensive programme of improvements, transforming the property into a comfortable home.

While further enhancement would allow the next owners to maximise the property's full potential, there is scope to reconfigure or extend the kitchen and mezzanine to create additional bedroom accommodation, subject to any necessary consents. Proposed plans have already been prepared, presenting an exciting opportunity for purchasers to add value while tailoring the home to their own requirements. The architects drawings will be provided to the new owner.

Rich in character, the property retains many of its original features, including a magnificent inglenook fireplace, exposed timber beams, and an impressive A-frame design, all of which contribute to its unique charm. Recent improvements by the vendors include electrical upgrades, the installation of a new bathroom suite, and a range of internal works. Further works will be required by a new owner and the property has been priced accordingly.

Externally, the property has benefited from significant investment, including the installation of a fully operational private water supply with a high-capacity holding tank and filtration system, together with the installation of new drains. The driveway has been widened to accommodate larger vehicles with ease, while an expanded parking area at the top of the drive provides generous off-road parking and enhances the property's accessibility.

The grounds are a particular highlight, with the home occupying a central position within mature gardens that surround the property. A pathway leads through the gardens to an open lawn and the main entrance, while several seating areas provide the perfect places to relax and enjoy the spectacular views across to the Cader Idris mountain range. The grounds also include a substantial polytunnel, ideal for keen gardeners or those looking to embrace a more self-sufficient lifestyle.

Pwllygele Mawr is expected to appeal to a wide range of buyers, particularly those seeking a peaceful countryside retreat with the opportunity to further enhance a characterful home and complete further works that are required. It is also likely to attract local purchasers looking to exchange town living for the tranquillity and space of a rural setting.

The accommodation briefly comprises an entrance hall/sitting room featuring a striking inglenook fireplace, boot room, study/snug, kitchen with mezzanine above, first-floor landing, two double bedrooms, and a well-

appointed family bathroom.

Early viewing is highly recommended to fully appreciate the property's character, setting, and outstanding potential.

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: E - £2,973.98
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Woodburner
Water supply: Private Spring
Sewerage: Septic Tank
Broadband: ADSL

Entrance Hallway *w: 2.79m x l: 2.33m*	Door to front, exposed beams, staircase to landing, under stairs storage, painted concrete flooring.
Snug *w: 2.54m x l: 4.15m*	Window to front and rear, exposed beams, built in bookcase, open feature stone fireplace, housing a multi fuel stove on a stone hearth, painted concrete flooring.
Rear Entrance/Utility *w: 3.37m x l: 1.52m*	Stable door to rear leading to garden, Belfast sink with tiled worktop, with under counter storage below, space for washing machine and tumble dryer, storage with shelving, airing cupboard, part tongue and groove walls, painted concrete flooring.
Sitting Room *w: 5.17m x l: 4.15m*	Two windows to front and 1 to rear, exposed beams, large inglenook fireplace housing multi fuel stove on a tiled hearth, carpet. Door into:
Kitchen/Breakfast Room *w: 4.83m x l: 5.96m*	Door to side, window to side, stainless steel sink, tiled worktop, open units below, integral dish washer, space for fridge,/freezer space for gas cooker (LPG gas bottles), white washed stone walls, concrete floor.
Mezzanine *w: 5.52m x l: 6.01m*	'L' shaped mezzanine area, 6 windows to side, window to front, door to side leading into outside with stone steps down the outside of the property, exposed beams and 'A' frame, exposed floorboards. Internal door to side leading into storage cupboard and bedroom 2.

Landing *w: 2.91m x l: 2.38m*	Access to loft, wall lights, exposed floorboards.
Bedroom 1 *w: 3.37m x l: 4.2m*	Window to front, window to side, exposed beam and part 'A' frame, ornamental cast iron fireplace and hearth, exposed floorboards.
Bathroom *w: 3.43m x l: 1.47m*	Skylight to rear, exposed beam and part 'A' frame, tongue and grove to dado height, roll top slipper bath, wash hand basin, comfort height W.C., wall light, storage cupboard, fully tiled shower cubicle with electric rainfall shower, heated towel rail/radiator, exposed floorboards.
Bedroom 2 *w: 2.64m x l: 4.21m*	Window to front, exposed beam and part 'A' framer, exposed floorboards. Stud wall with door into storage area leading to internal door to mezzanine area, opening for wardrobe space, shelving.
Outside	The outside space at the property provides a tranquil setting with a variety of lawn areas, paved patio areas, various pathways, mature shrubs and trees providing an abundance of colour and a haven for wildlife. Newly laid driveway leads to gated access into parking area. Charming path leads down to the property. Stunning views of Cader Idris mountain range with various seating areas to appreciate the views. Stone steps lead you to the shed housing the new water treatment plant. The property is surrounded by stunning woodlands. Polytunnel which is currently used for log storage, but could be utilised for growing.

Pwllygele Mawr, Dolgellau, Gwynedd, LL40 2DP

Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft
(Excluding Void Over Kitchen)



First Floor

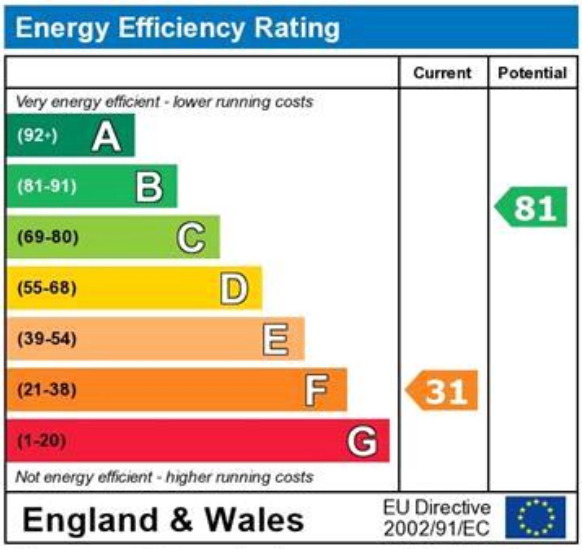


Ground Floor

Illustration for identification purposes only, measurements are approximate,
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Location


Ty Capel Carmel
Holiday Cottage
Mokshavana
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:	RS3295

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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