6 Coed Y Bryn, Dolgellau
LL40 2AX

OIRO £335,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

3 bedrooms - 1 with en-suite
Attached Garage and Parking
Bathroom
Detached Property
Elevated Location
Kitchen/Dining Room
Large Sitting Room
Low maintanance garden
Utility and WC
Current EPC Rating C

6 Coed y Bryn is an immaculately presented three-bedroom detached home, complete with a principal bedroom featuring an en-suite, situated on the sought-after Coed y Bryn development just a short distance from the town centre.

Constructed in the traditional manner beneath a slate roof, the property offers spacious, well-proportioned accommodation that is beautifully presented throughout and ready for immediate occupation. The home benefits from gas-fired underfloor heating, hardwood double glazing, off-road parking, and a private, low-maintenance rear garden. A balcony accessed from the principal bedroom enjoys distant views towards Cader Idris and across the town.

Internally, the property has been exceptionally well maintained and is offered to the market with no onward chain.

The accommodation briefly comprises an entrance hallway, three bedrooms, including a principal bedroom with en-suite, and a family bathroom on the ground floor. Stairs lead down to the lower ground floor, which offers a spacious kitchen/dining room, utility room, cloakroom/WC, and a comfortable sitting room.

Properties within the exclusive Coed y Bryn development are rarely available, and early viewing is highly recommended to fully appreciate everything this superb home 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: F - £3,557.74
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

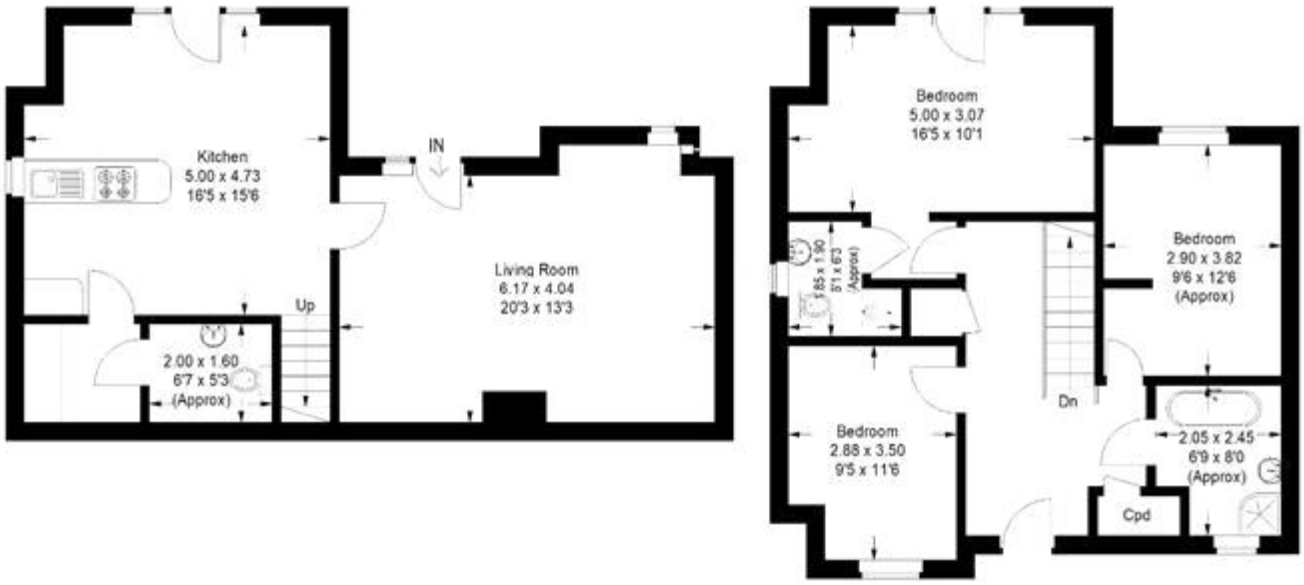
Sewerage: Mains
Broadband: FTTP
There is an estate management service fee of approximately £10 per month payable. This covers the maintenance of the road, street lighting etc.

Hallway *w: 2.76m x l: 4.48m*	Door to front, access to roof, cloak cupboard, boiler cupboard housing Worcester combi boiler, carpet. Carpeted staircase down to ground floor accommodation.
Bedroom 1 *w: 2.77m x l: 3.39m*	Window to front, carpet
Bedroom 2 *w: 4.86m x l: 4.02m*	Door to rear leading out to balcony with distant views of Cader Idris Mountain Range, carpet. Door into:
En-suite *w: 1.19m x l: 1.78m*	Window to side, fully tiled walls, shower cubicle with mains shower, vanity wash hand basin and low level WC, ceiling downlights, extractor fan, shave socket, tiled flooring.
Bedroom 3 *w: 2.85m x l: 3.67m*	Window to rear with distant view of the Cader Idris Mountain Range, carpet
Bathroom *w: 1.92m x l: 2.44m*	Frosted window to front, panelled bath with central taps, ceiling downlights, extractor fan, fully tiled walls, vanity wash hand basin, low level WC, shower cubicle with mains shower, shaver socket, tiled flooring.
*	Carpeted staircase from landing down to:
Kitchen/Dining Room *w: 4.84m x l: 4.56m*	Door to rear leading out to rear garden, window to side, ceiling downlights, 3 wall units, 2 base units (to include integral dish washer) under a marble effect worktop, integral single oven and microwave, integral fridge and freezer, breakfast bar with 5 base units under a marble effect worktop, integral 5 ring gas hob with extractor hood above, 1 1/4 stainless steel sink and drainer, porcelain tiled flooring.
Utility *w: 1.94m x l: 0.96m*	Plumbing for washing machine (washing machine included in sale) under a marble effect worktop, partly tiled walls, extractor fan, porcelain tiled flooring.
WC *w: 1.22m x l: 0.95m*	Low level WC, wash hand basin, partly tiled walls, extractor fan, porcelain tiled flooring.
Sitting Room *w: 6.03m x l: 3.91m*	Door to rear leading out to rear garden, two full length windows to rear, ceiling downlights, gas coal effect wood burning stove, slate hearth, carpet.
Outside	To the Front: Driveway providing off road parking, raised garden area with a variety of mature shrubs, pathway to property and access to attached garage. To the Side: Gated access from the front with steps down to rear garden. Terraced gravel garden to other side. To the Rear: Enclosed rear garden with paved patio area and planted borders with a variety of mature shrubs and plants providing an abundance of colour when in full

	bloom.
Attached Garage/Workshop *w: 2.78m x l: 6.6m*	Up and over door to front, window to rear, electrics and water, concrete flooring.
Services	MAINS: Electric, Gas, Water and Drainage. Fibreoptic internet.

6 Coed Y Bryn, Dolgellau, Gwynedd, LL40 2AX

Approximate Gross Internal Area
119.5 sq m / 1286 sq ft

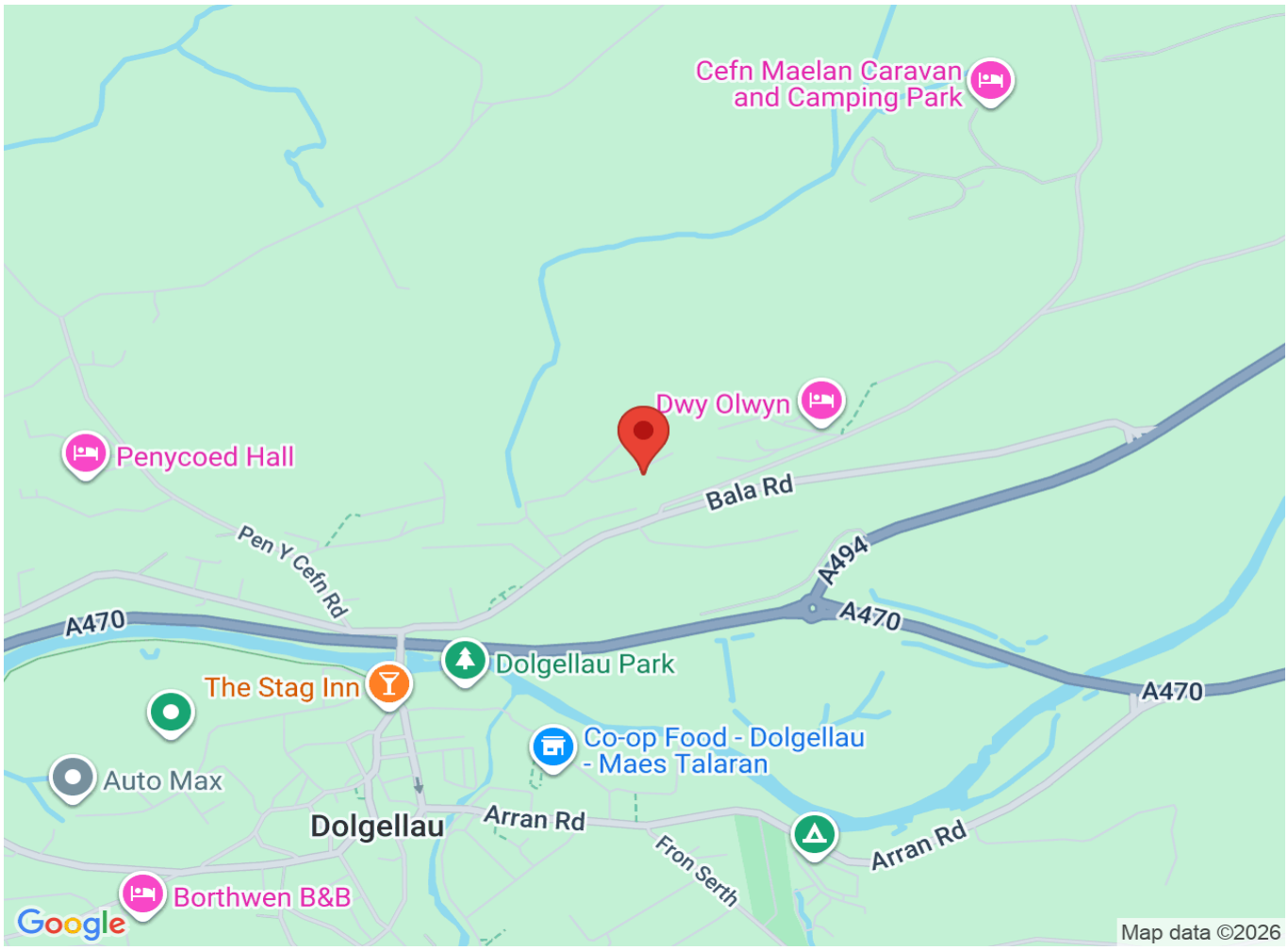


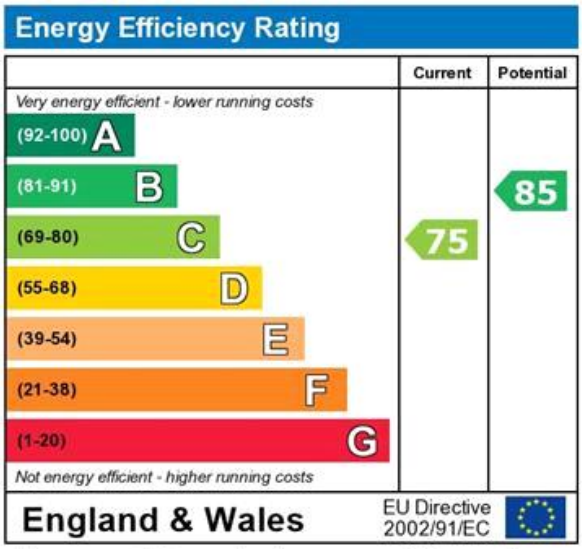
Ground Floor = 58.5 sq m / 630 sq ft

First Floor = 61.3 sq m / 660 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Location


Cefn Maelan Caravan and Camping Park
Dwy Olwyn
Penycoed Hall
Bala Rd
Pen Y Cefn Rd
A494
A470
A470
A470
Dolgellau Park
The Stag Inn
Co-op Food - Dolgellau - Maes Talaran
Auto Max
Dolgellau
Arran Rd
Fron Serth
Arran Rd
Borthwen B&B
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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:	F - £3,557.74
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS0890

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.

Dolgellau Office
Bridge St. Dolgellau LL40 1AS
T: 01341 422 278
dolgellau@walterlloydjones.co.uk

Barmouth Office
High St. Barmouth LL42 1DW
T: 01341 280 527
barmouth@walterlloydjones.co.uk