2 Maesgwm, Ganllwyd, Dolgellau, LL40 2LA

OIRO £375,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Semi Detached House
In need of full refurbishment
Approx. 15 acres of rough grazing land
Sitting Room
Kitchen/Dining Room
3 Bedrooms
Bathroom
Stable and Tack Room (in need of total refurbishment)
Current EPC Rating G

2 Maesgwm is a traditional three-bedroom semi-detached property set within approximately 15.02 acres of predominantly rough grazing, offering an excellent opportunity for purchasers seeking a rural lifestyle, space for livestock, or simply the benefit of extensive surrounding land.

The property requires comprehensive refurbishment and modernisation. Much of the interior has already been stripped back, with some renovation works commenced, providing an ideal blank canvas for a new owner to complete the project to their own specification. Works are likely to include reconfiguring the internal layout, installing a central heating system, and carrying out further improvements to create a comfortable modern home.

Despite its current condition, the property retains a wealth of character features, including an impressive inglenook fireplace with its original bread oven and attractive exposed beamed ceilings.

The property benefits from a private hillside water supply, while drainage is provided via a shared septic tank serving the adjoining property.

A particular feature of the property is the adjoining land, extending to approximately 15.02 acres. The land is accessed directly from the house and also benefits from a vehicular and pedestrian right of way over the adjoining access track, providing convenient access throughout the holding. Part of the land is bordered by a river.

The property is expected to appeal to purchasers seeking a refurbishment project with significant potential, allowing them to create a home tailored to their own tastes. Its combination of substantial land, traditional character, and semi-rural setting, while still benefiting from a small community of neighbouring properties, makes it an increasingly rare opportunity.

The accommodation briefly comprises: entrance into the kitchen, hallway, potential shower room, sitting room, first-floor landing, three bedrooms, and a family bathroom.

Externally, the property benefits from a stable, a store shed, and a dilapidated former cowshed at the top of the land, which offers further potential for rebuilding or alternative uses, subject to obtaining the necessary planning permissions and statutory consents.

What3Words - ///lunge.brownish.unlocking

Location

Located within the Coed Y Brenin Forestry, the property provides easy access to the surrounding woodland, with mountain biking and walks on the doorstep.

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: D - £2,433.26
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden
Electricity supply: Mains
Water supply: Private Spring
Sewerage: Septic Tank
Broadband: None
The septic tank is shared with the neighbouring property and it is located on their land.

The water supply is shared, serving a cluster of properties in the locality.

Please refer to the boundary plan attached to the sales particulars to see where the boundary lies.

Porch *w: 1.21m x l: 1.14m*	Opening to front, window to side, concrete floor, door and step up to:
Kitchen/Dining Room *w: 4.6m x l: 3.19m*	Two windows to front, exposed beams, concrete floor. Steps down into:-
Hallway *w: 2.62m x l: 2.68m*	Door to rear, exposed beams, understairs storage, concrete floor.
Shower Room *w: 1.59m x l: 1.89m*	Window to front, concrete floor.
Sitting Room *w: 3.89m x l: 4.76m*	Window to front, and rear, exposed beams, large inglenook fireplace with original bread oven, exposed stone walls, concrete floor.
Landing *w: 4.38m x l: 3.03m*	'U' shaped landing, window to front, part pitch pine panelled walls, exposed floorboards.
Bedroom 1 *w: 5.25m x l: 3.42m*	Window to front, access to loft, cast iron fireplace, exposed floorboards.
Bathroom *w: 2.82m x l: 1.79m*	Window to front, cast iron panel bath, low level W.C., wash hand basin, exposed floorboards.
Bedroom 2	Window to rear, exposed stone walls, exposed floorboards.

w: 3.8m x l: 3.12m	
Bedroom 3 *w: 2.12m x l: 3.77m*	Window to rear, pitch pine panelled walls, exposed floorboards.
Outside	The property is approached via a private access track, shared with the adjoining property, leading to an off-road parking area. Entry to the house is available via both the front and rear entrance doors. To the front of the property is a lawned garden, with steps leading down to the stable. Beyond a traditional stone boundary wall and gated entrance lies the adjoining land, extending to approximately 15 acres, forming an attractive and integral part of the holding. The property further benefits from a vehicular and pedestrian right of way over the access track running alongside the southern boundary, providing convenient access to the land. A boundary plan is included with these particulars for identification purposes and to illustrate the extent of the land.
Stable *w: 6.25m x l: 2.94m*	Stone built, slated roof, in need of refurbishment.

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Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft

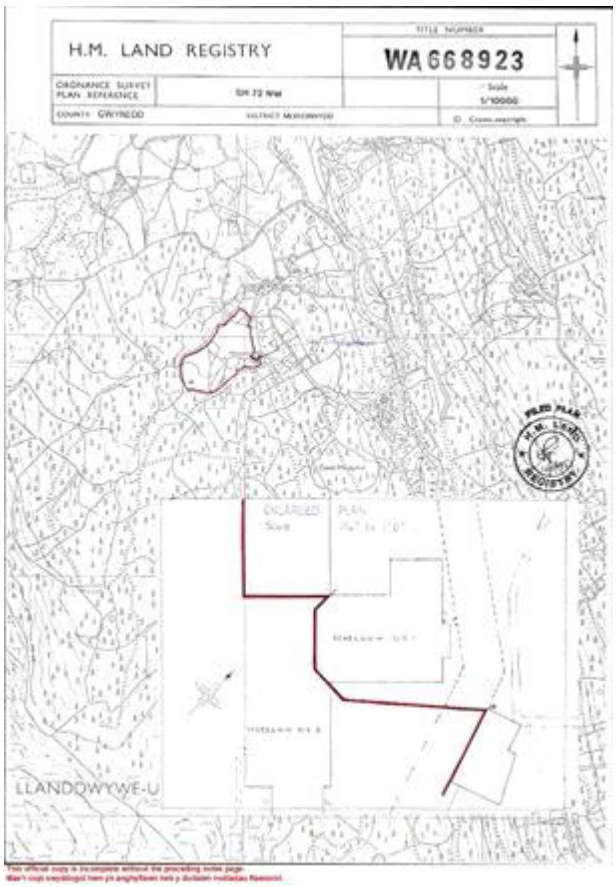


First Floor

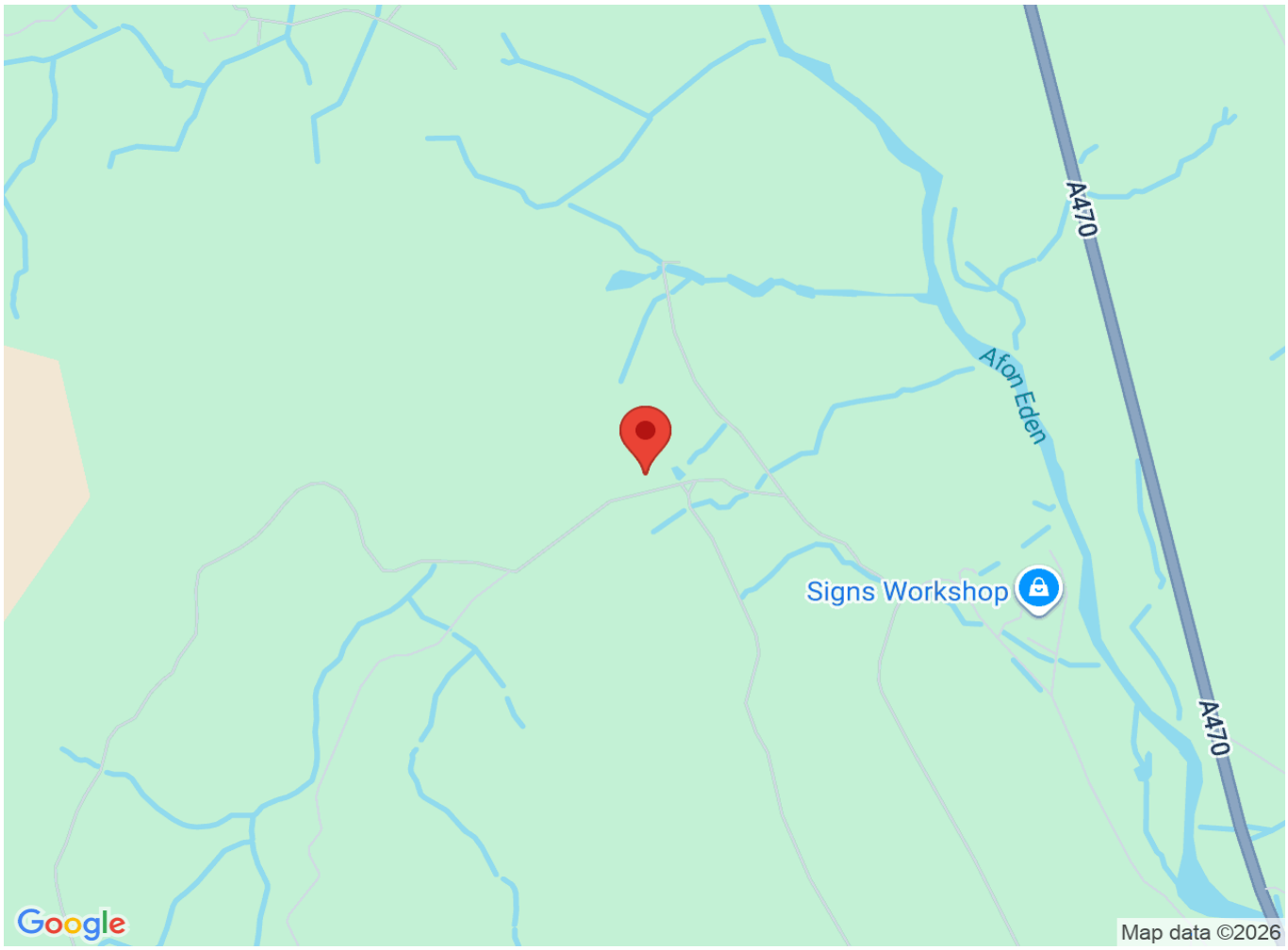


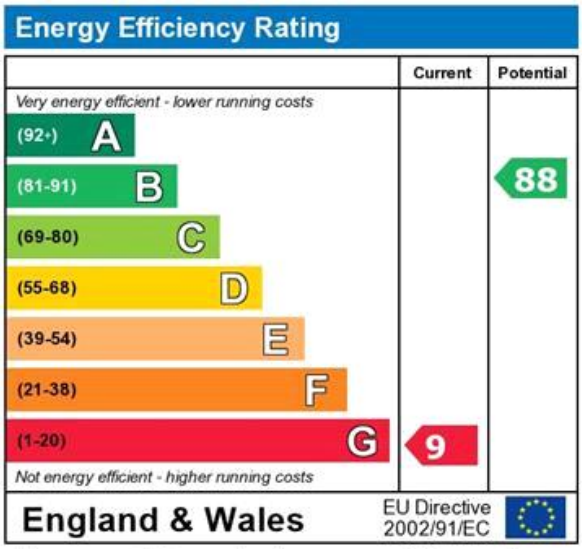
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329046)



Location





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:	D - £2,433.26
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3311

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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