Treflys, 1 Dolserau Terrace, Brithdir, Dolgellau, LL40 2SE

OIRO £235,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

End Terrace Cottage
Desirable village location
A well presented family home
Sitting Room
Kitchen/Breakfast Room
Utility & Downstairs w.c.
3 Bedrooms and Family Bathroom
Enclosed Rear Garden
Single garage and off road parking
Current EPC Rating E

Treflys, 1 Dolserau Terrace, is a charming traditional stone-built end-terrace home beneath a slate roof, occupying a pleasant position on the edge of the village. Well-presented throughout, the property offers deceptively spacious accommodation and benefits from UPVC double glazing and oil-fired central heating.

To the rear is a delightful enclosed garden, featuring a generous lawn that provides excellent space for families, outdoor dining, and entertaining. The property also benefits from off-road parking and a single garage, situated at the opposite end of the terrace, providing useful additional storage.

The accommodation is entered via a welcoming entrance porch, which leads into a cosy sitting room featuring a characterful stone fireplace with a wood-burning stove. To the rear of the property is a stylish modern kitchen/breakfast room with direct access to the garden, complemented by a practical utility room and a ground floor W.C.

On the first floor, there are three well-proportioned double bedrooms and a family bathroom.

Offering a wonderful combination of character, space, and practicality, this appealing home is ideal for families or anyone seeking village living, while remaining conveniently located approximately four miles from the market town of Dolgellau.

Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

What3Words - ///acclaimed.liability.ultra

Location
Brithdir is a delightful rural village set amidst beautiful countryside, approximately three miles from the historic market town of Dolgellau.

Dolgellau, an ancient market town, lies within an Area of Outstanding Natural Beauty in the southern part of Snowdonia National Park, at the foot of the impressive Cader Idris mountain range. Renowned as a haven for walkers and outdoor enthusiasts, it serves as an excellent base for a variety of leisure pursuits.

The town benefits from a small cottage hospital, primary and secondary schools, a tertiary college, as well as a selection of restaurants, traditional pubs, a library, and local rugby and cricket clubs. It is also conveniently located within 10 miles of the coast and approximately 6 miles from a mainline railway station.

Council Tax Band: C - £2,162.90
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Oil, Woodburner
Water supply: Mains
Sewerage: Mains
Broadband: FTTP
The neighbouring property has a pedestrian right of way through the rear garden to gain access to their garden.

Porch *w: 1.8m x l: 1.46m*	Doors to side, window to front, window to side, tiled flooring.
Sitting Room *w: 5.41m x l: 4.57m*	Door and window to front, window to side, exposed beams, stone feature fireplace housing multi fuel stove on a tiled hearth, under stairs storage, 2 radiators, carpet. Double doors into:-
Kitchen/Breakfast Room *w: 3.5m x l: 3.07m*	Door and window to rear, ceiling down lights, 7 wall units and plate rack, 8 base units to include dishwasher, stainless steel sink and drainer, tiled splash backs, space for washing machine, space for cooker with extractor hood above, plinth heater, tiled flooring.
Utility *w: 1.42m x l: 3.08m*	Window to rear, electric consumer unit, Worcester combi boiler, tumble dryer, radiator, laminate flooring.
WC *w: 0.52m x l: 0.97m*	Window to rear, low level W.C., laminate flooring.
First Floor Landing *w: 1.83m x l: 2.14m*	Ceiling window, access to loft, carpet.
Bedroom 1 *w: 3.64m x l: 2.84m*	Window to front, built-in wardrobe, radiator, carpet.
Bedroom 2 *w: 2.37m x l: 4.58m*	Window to front, radiator, carpet.
Bedroom 3 *w: 1.16m x l: 3.09m*	Window to rear, range of fitted wardrobes, radiator, carpet.
Bathroom *w: 1.16m x l: 3.09m*	Window to rear and side, fully tiled walls, storage cupboard, extractor fan, panel bath with mains shower, low level W.C., pedestal wash hand basin, mirror above, shaver socket and light, heated towel rail/radiator, laminate flooring.
Garden	To the front there is a raised front garden with wrought iron railings. A pathway to the side provides access to the enclosed rear garden. Large enclosed garden to rear, to include lawn area, planted borders, patio area, garden shed and oil tank.

Detached Garage
w: 2.81m x l: 5.65m

Situated at the end of the terrace, a single garage with up and over door to front, concrete floor (left hand side garage).

Off road parking located directly in front of the garage.

1 Dolserau Terrace, Brithdir, DOLGELLAU, LL40 2SE

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft

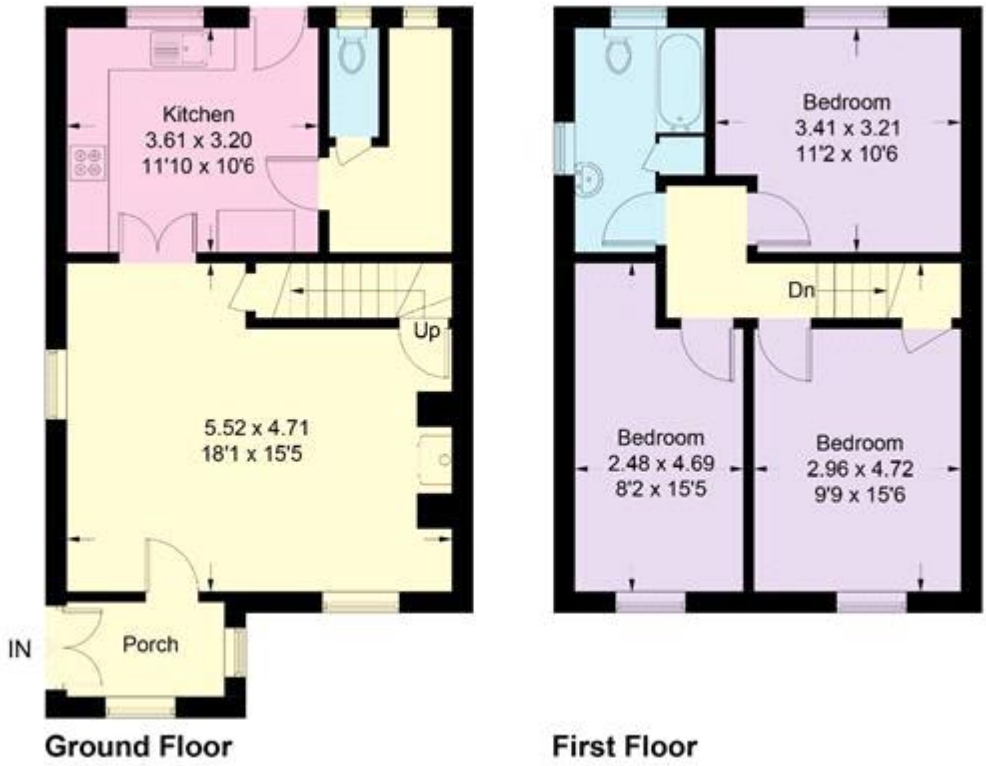
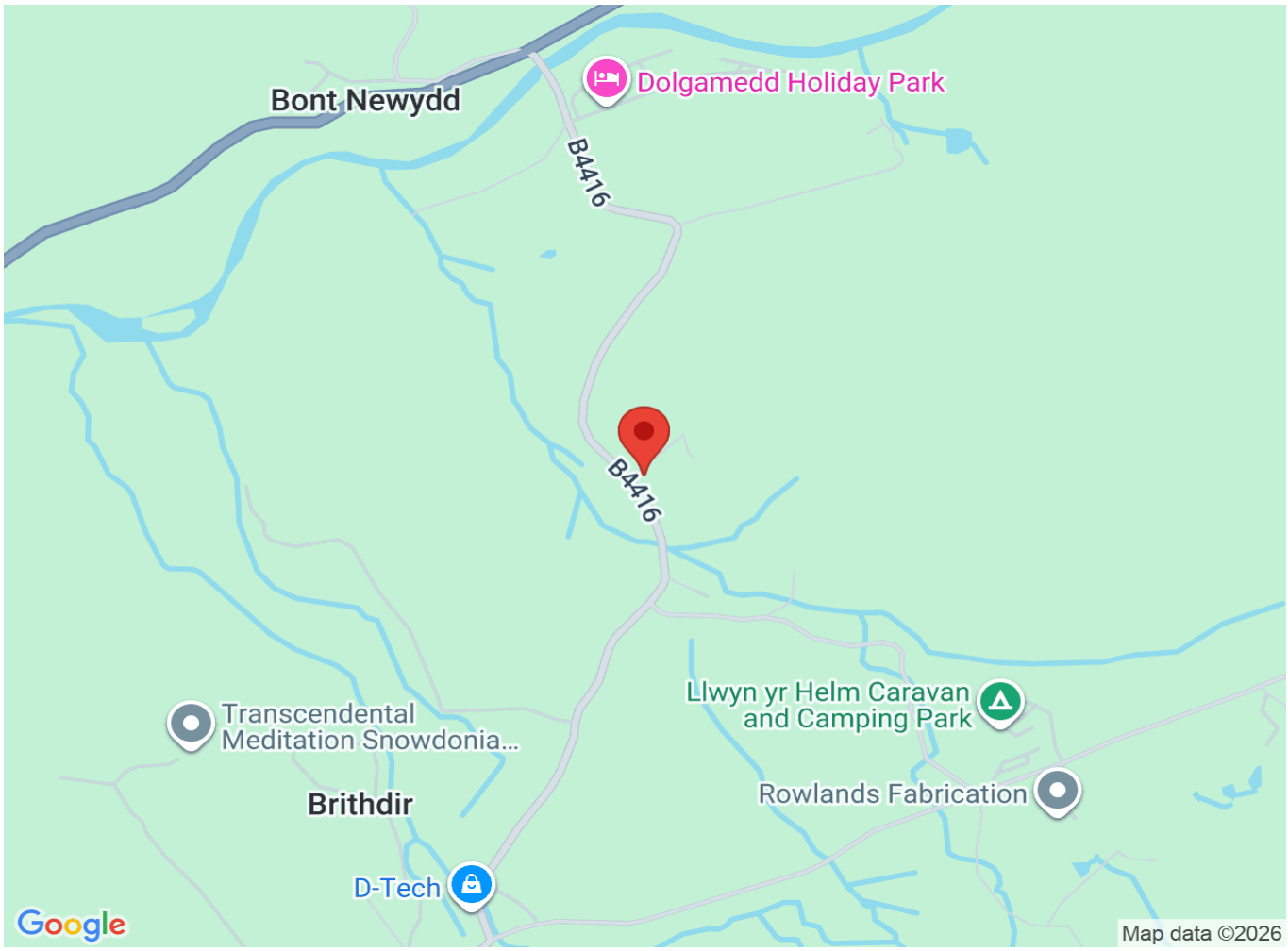
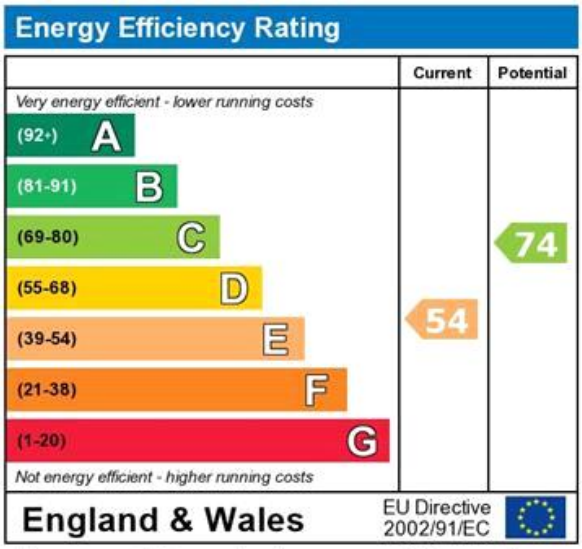


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327973)

Location


Bont Newydd
Dolgamedd Holiday Park
B4416
B4416
Transcendental Meditation Snowdonia...
Brithdir
Llwyn yr Helm Caravan and Camping Park
Rowlands Fabrication
D-Tech
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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:	C - £2,162.90
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3315

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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