3 Penlan Cottages, Dolgellau, LL40 1BL

OIRO £210,000

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

2 Bedrooms
Open Plan Sitting Room / Kitchen / Dining Room
Bathroom
Close to town centre
Extremely well-presented throughout
Full Gas Central Heating
Off road parking
Current EPC Rating C

3 Penlan Cottages is a beautifully presented and deceptively spacious two-bedroom cottage of traditional stone construction beneath a slate roof.

Enjoying a tucked-away yet highly convenient position, the property is situated just a few hundred yards from the town square and its excellent range of amenities. A particular advantage for such a central location is the off-road parking space to the front of the property, providing parking for one vehicle.

Internally, the accommodation is well proportioned and thoughtfully arranged. The ground floor comprises an entrance vestibule leading into a spacious open-plan sitting room, dining area and kitchen, creating a light and sociable living space. The well-appointed kitchen is fitted with a range of integrated appliances. To the first floor are two well-sized bedrooms and a family bathroom.

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

This delightful home is likely to appeal to a wide range of purchasers, including first-time buyers, those looking to downsize, or anyone seeking a low-maintenance property within easy walking distance of the town centre and its amenities.

Early viewing is highly recommended to fully appreciate all that this very well-presented property has to offer.

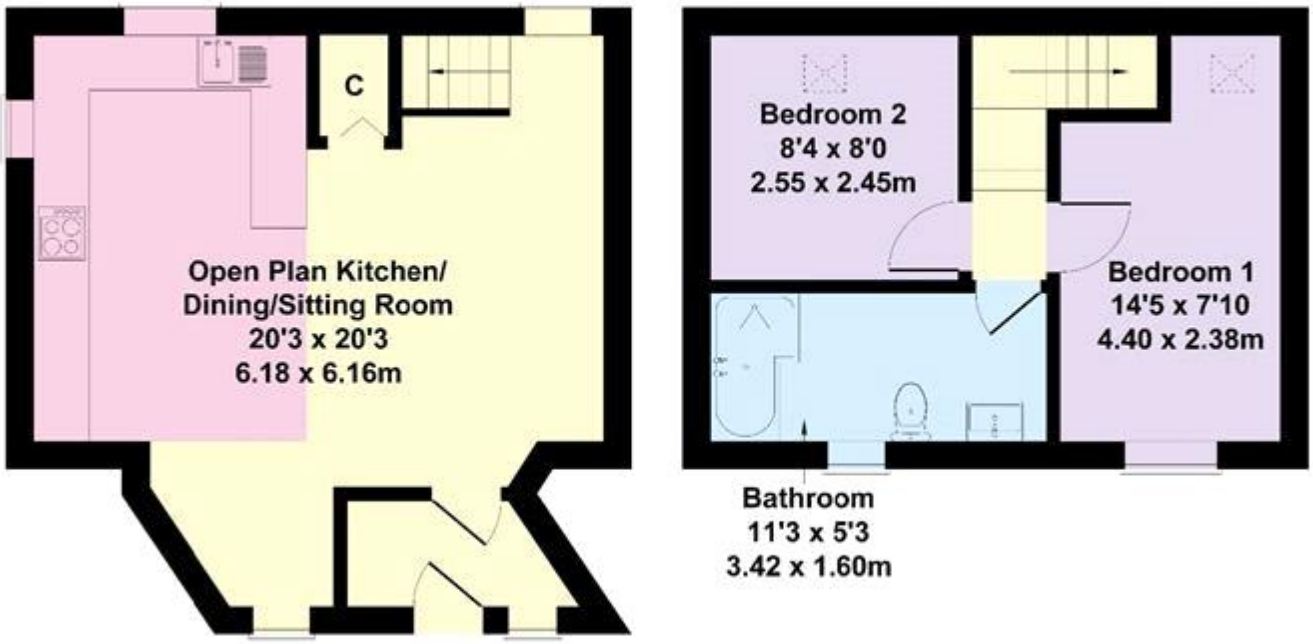
Location
The ancient market town of Dolgellau sits within an area of outstanding natural beauty set in the Southern Snowdonia National Park, at the foot of the Cader Idris mountain range. Dolgellau is an excellent base for walkers and outdoor pursuits. The town provides a small cottage hospital, primary & 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: C - £2,189.38
Tenure: Freehold
Parking options: Driveway
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Broadband: FTTP

Ground Floor	
Entrance Vestibule *w: 2.19m x l: 1.26m*	Door to front, window to front, access to loft, Worcester combi boiler, radiator, oak flooring.
Open Plan Sitting Room/Dining Room/Kitchen *w: 6.18m x l: 6.16m*	Window to front, window to rear, coved ceiling, ceiling downlights, 2 radiators, understairs storage. Kitchen Area Window to side, window to rear with deep slate sills, larder unit, integrated fridge and freezer, 9 base units to include washing machine, under a butchers block style worktop, integral double oven, 4 ring ceramic hob and extractor hood above, 1 1/4 composite sink and drainer, vertical radiator, oak flooring.
First Floor	
Landing *w: 0.89m x l: 0.83m*	Velux window to rear with electric blind, carpet.
Bedroom 1 *w: 2.38m x l: 4.4m*	Window to front, Velux window to rear built in wardrobe, radiator, carpet.
Bathroom *w: 3.42m x l: 1.6m*	Window to front, panelled bath, tiled walls, mains shower with handheld shower attachments, shower screen, vanity wash hand basin with LED illuminated mirror above, tiled splashback, low level W.C. , built in storage units, two heated towel rails, non-slip flooring.
Bedroom 2 *w: 2.45m x l: 2.55m*	Velux window to rear, radiator, carpet.
Outside	To the front of the property is an off-road parking space, which could alternatively be converted into a courtyard garden if parking is not required.

3 Penlan Cottage, Dolgellau LL40 1BL

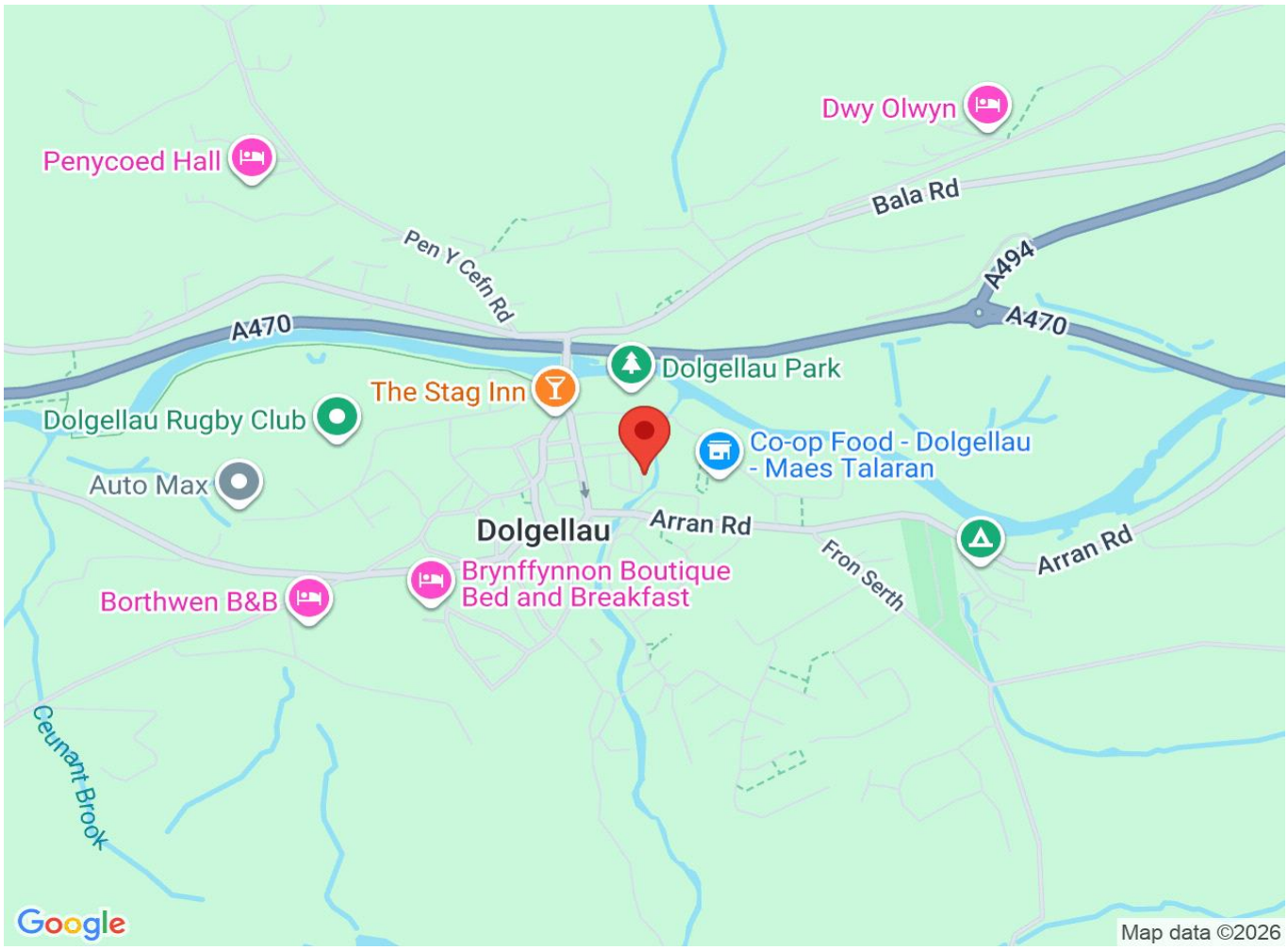
Approximate Gross Internal Area
657 sq ft - 61 sq m

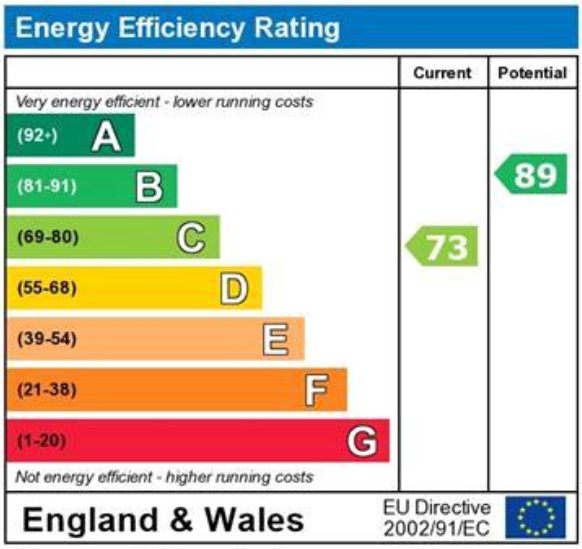


GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Location


Dwy Olwyn
Penycoed Hall
Bala Rd
Pen Y Cefn Rd
A494
A470
A470
Dolgellau Park
The Stag Inn
Dolgellau Rugby Club
Co-op Food - Dolgellau - Maes Talaran
Auto Max
Dolgellau
Arran Rd
Arran Rd
Fron Serth
Brynffynnon Boutique Bed and Breakfast
Borthwen B&B
Ceunant Brook
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:	C - £2,189.38
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3317

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