1 Wnion Square, Dolgellau, LL40 1BE

OIRO £115,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS



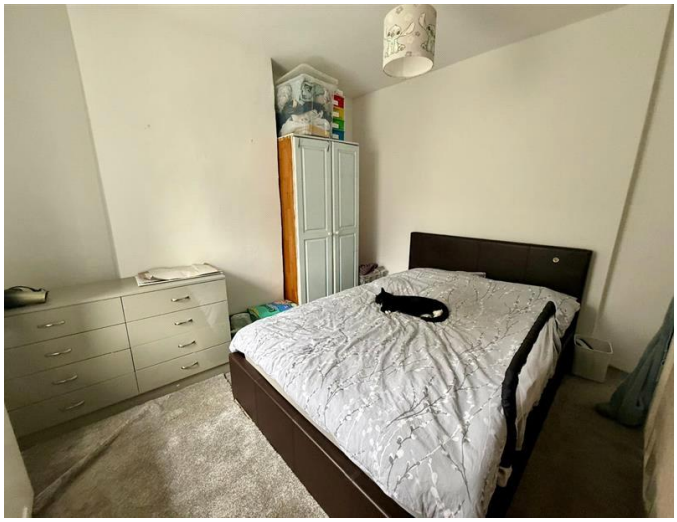


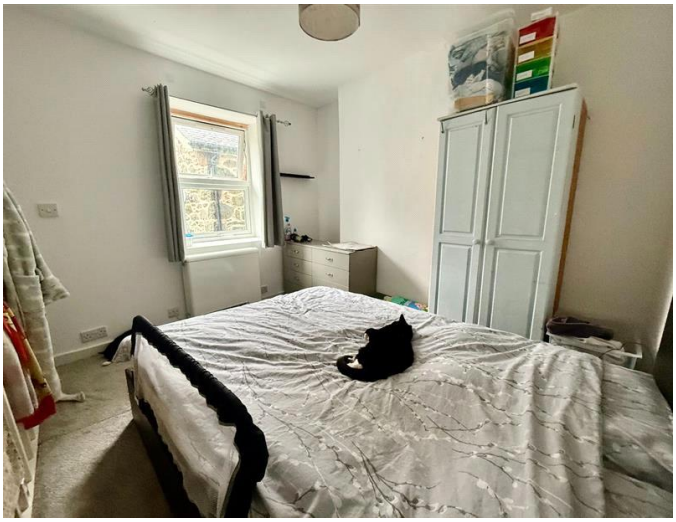


Details













Details

In quiet location within easy walking distance of town centre
End Terraced Cottage
Sitting Room
Kitchen Area
Downstairs Shower Room
2 Bedrooms
Current EPC Rating D

1 Wnion Square is a charming end-terrace property of traditional stone construction beneath a slate roof, tucked away in a secluded position while remaining within easy walking distance of the town centre and the scenic Mawddach Trail.

In good condition, the property has been enhanced with a range of energy-efficient improvements, including electric storage heaters, wall insulation, and solar panels, resulting in a significantly improved EPC rating. Additional benefits include full uPVC double-glazed windows and a uPVC front door.

The property is ideally suited to first-time buyers, or investors seeking a buy-to-let opportunity.

The accommodation is currently arranged as a two-bedroom home, although it could easily be reconfigured to provide a spacious one-bedroom layout with a first-floor sitting room, if preferred.

The property is entered via a front door into an open-plan sitting room and kitchen, with a shower room located off the main living space. On the first floor is a bedroom, with stairs leading to the second floor where a further bedroom is situated.

Early viewing is highly recommended to fully appreciate the property's character, versatility, and convenient location.

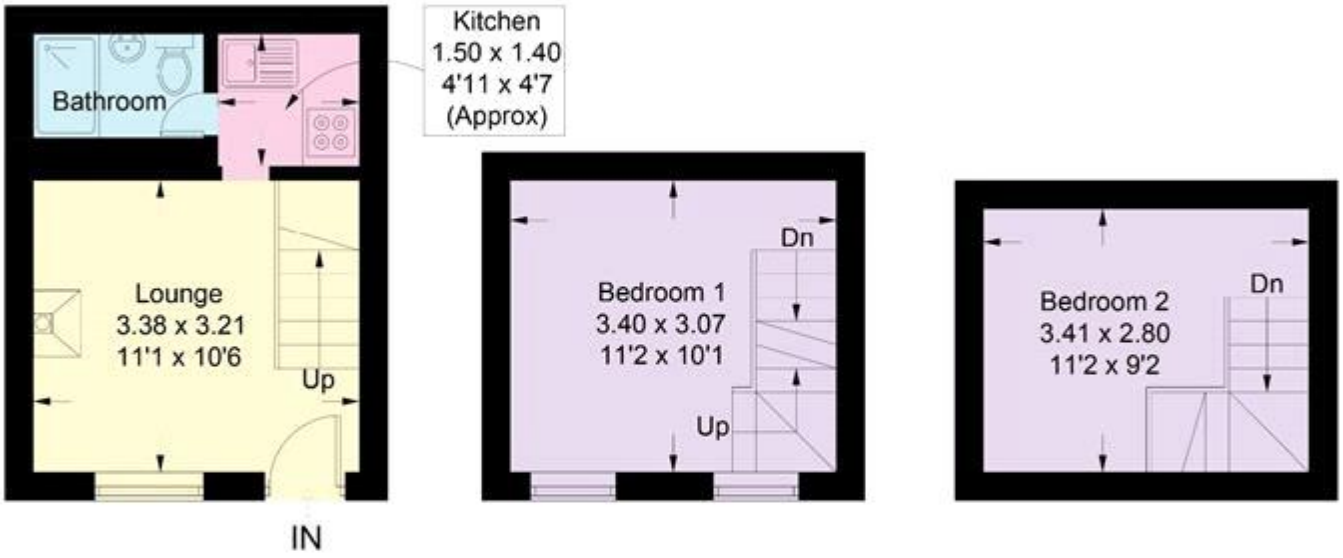
Location
The ancient market town of Dolgellau sits within an area of outstanding natural beauty set in the Southern Snowdonia National Park, at the foot of the Cader Idris mountain range. Dolgellau is an excellent base for walkers and outdoor pursuits. The town provides a small cottage hospital, primary & 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: A - £1,642.03
Tenure: Freehold
Electricity supply: Mains
Heating: Night Storage, Woodburner
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Sitting Room/Kitchen *w: 3.28m x l: 4.7m*	Door to front, window to front, open fireplace housing a multi-fuel stove incorporating a small oven, electric storage heater, slate flooring. Kitchen Area: 5 Base units under a solid wood work top, Belfast sink, tongue and groove splashback, space for fridge, space for automatic washing machine, Integral 2 ring ceramic hob and integral oven, tiled flooring. Door into:
Shower Room *w: 1.76m x l: 1.01m*	Velux window, large tiled shower cubicle with electric shower, low level W.C, wash hand basin, heated towel rail, slate tiled flooring. Stairs from Sitting Room/Kitchen to:
Bedroom 1 *w: 3.31m x l: 2.96m*	2 Windows to front, electric storage heater, carpet. Stairs from Bedroom 1 to:
Bedroom 2 *w: 3.33m x l: 3.07m*	Velux to rear, built in cupboard housing solar panel equipment, electric storage heater.
Services	MAINS: Electricity, Water and Drainage

1 Wnion Square, Dolgellau, Gwynedd, LL401BE

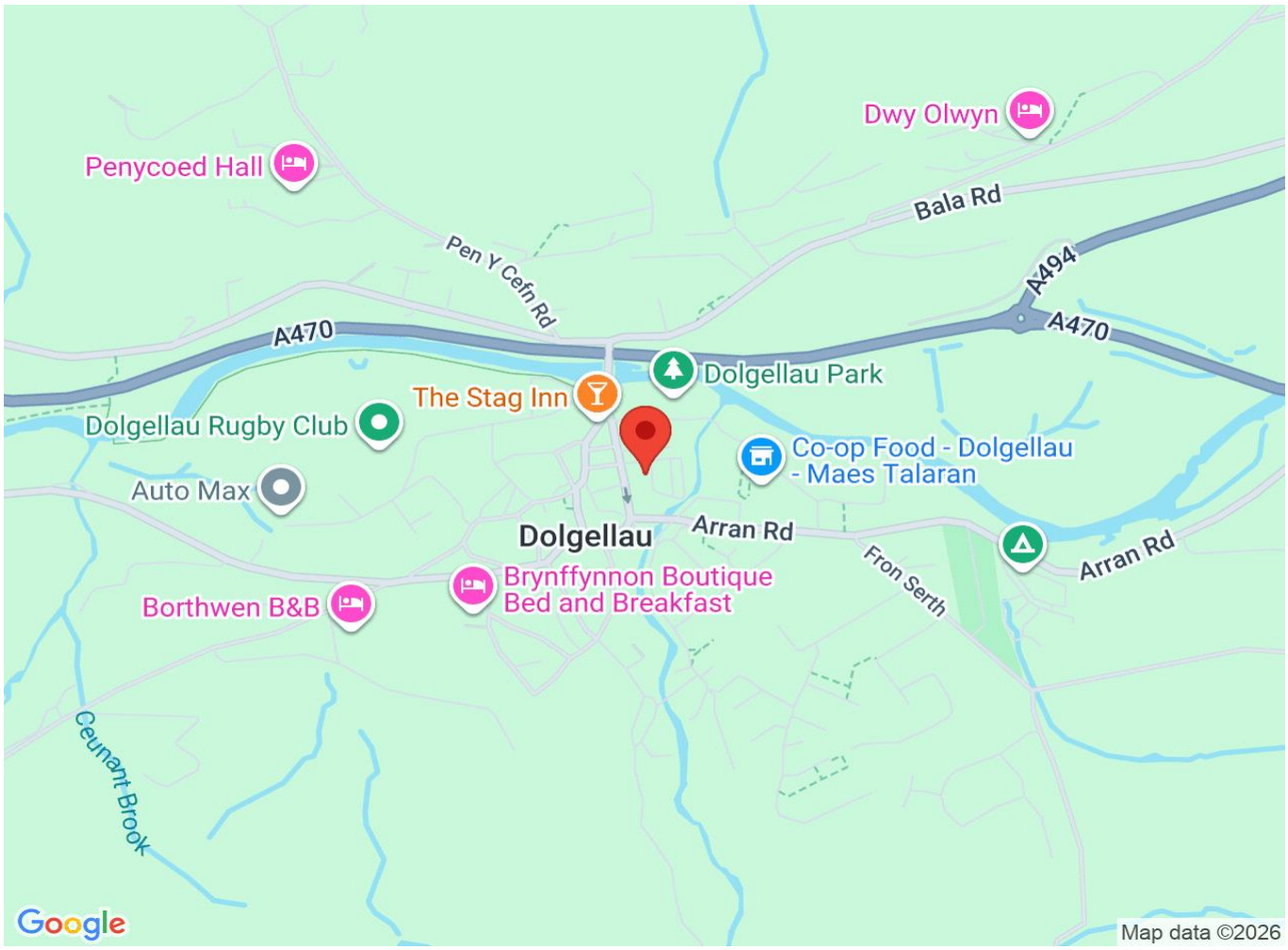
Approximate Gross Internal Area = 36.5 sq m / 393 sq ft

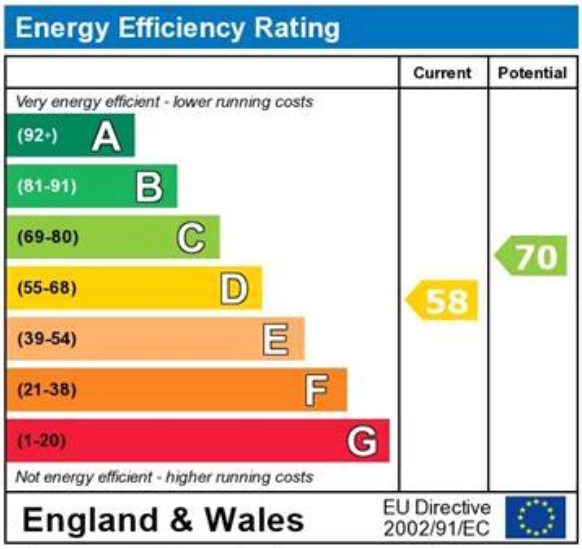


Ground Floor **First Floor** **Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290983)

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:	A - £1,642.03
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3226

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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