15 English Terrace, Dolgellau LL40 1BH

OIRO £149,950

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

Mid Terrace Property
Close Proximity to Town Centre and Local Amenities
Sitting Room
Kitchen/Dining Room
3 Bedrooms
Bathroom
Attic Room
Detached Shed
On Road Parking
Current EPC Rating C

15 English Terrace is a traditional stone-built mid-terraced property set beneath a slate roof, conveniently located within close proximity to the town centre and a range of local amenities. The property is well presented throughout and offers three bedrooms, together with a useful attic room, making it an excellent opportunity for a buyer seeking a comfortable home with scope to personalise and enhance.

The accommodation is well proportioned and perfectly habitable, whilst offering potential for cosmetic updating and modernisation to suit individual tastes and requirements. The property has recently benefited from the installation of a new central heating boiler, with further benefits including uPVC double glazing throughout.

The property is likely to appeal to a wide range of buyers, including first-time purchasers, those looking to downsize, or buyers seeking an easily managed second home. The property is currently registered as a second home under Article 4 Regulations.

The accommodation briefly comprises:
Ground Floor: Sitting room, kitchen/dining room.
First Floor: First floor landing, bathroom, bedroom one and bedroom two.
Second Floor: Attic room leading through to bedroom three.

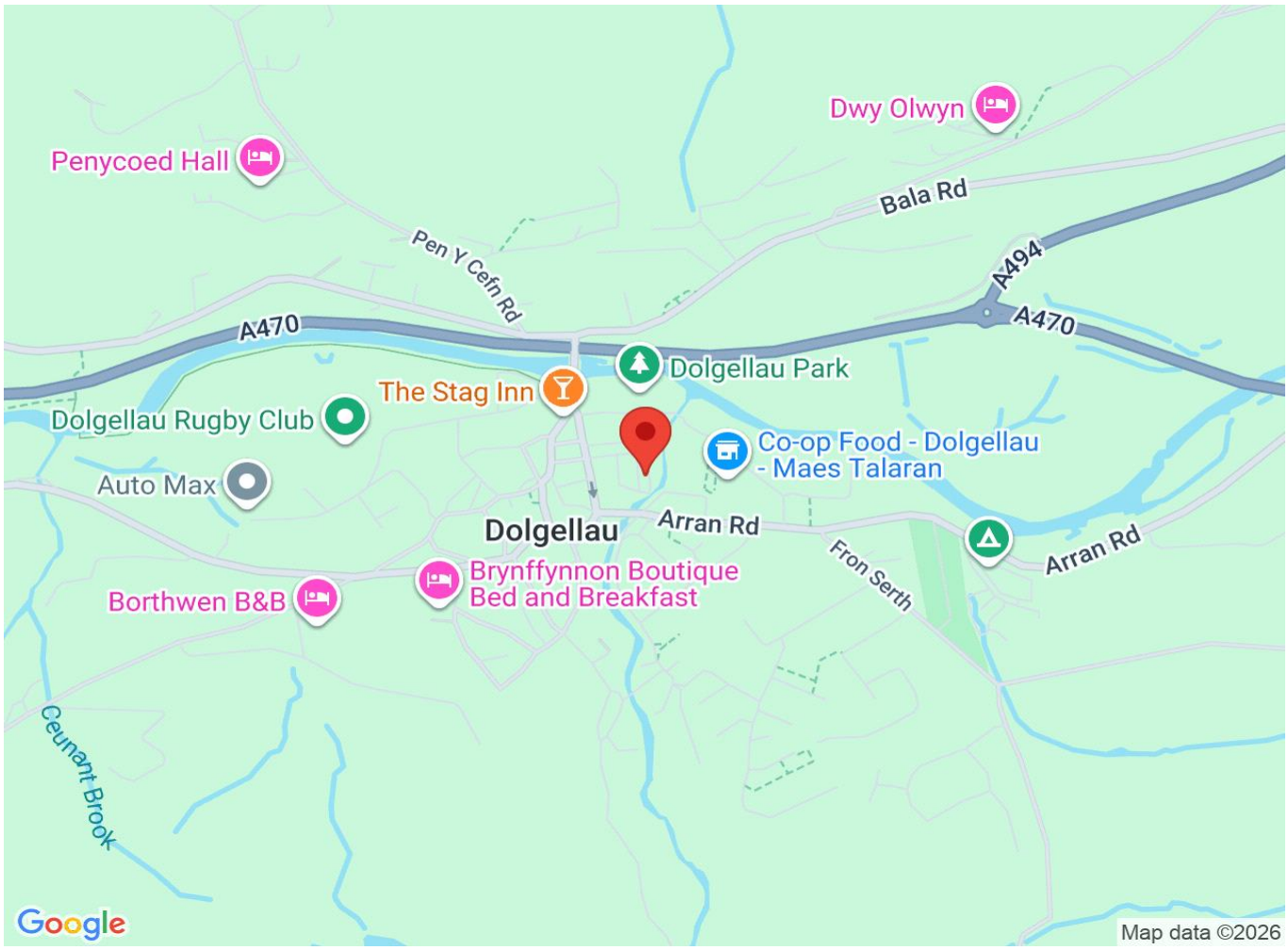
Viewing is highly recommended to fully appreciate the accommodation, location and potential this property has to offer.

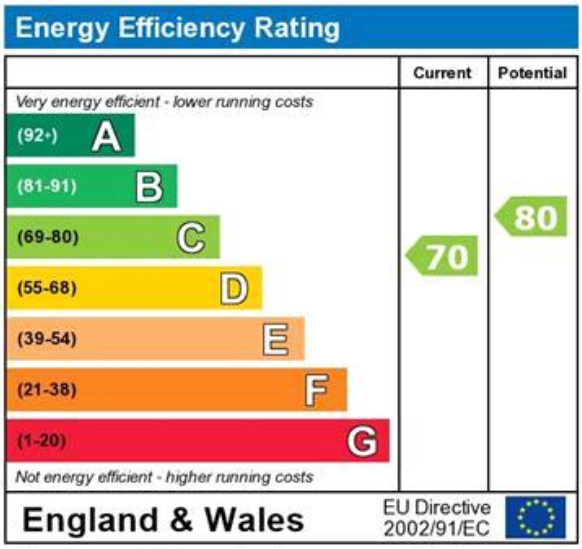
The ancient market town of Dolgellau sits within an area of outstanding natural beauty set in the Southern Snowdonia National Park, at the foot of the Cader Idris mountain range. Dolgellau is an excellent base for walkers and outdoor pursuits. The town provides a small cottage hospital, primary & secondary 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: B £1,915.71
Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Sitting Room *w: 3.91m x l: 3.91m*	Door and window to front, understairs storage, radiator, carpet. Staircase to first floor.
Kitchen/Dining Room *w: 3.9m x l: 3.92m*	Door and window to rear, 8 wall units, 10 base units under marble effect worktops, tiled splashbacks, composite sink and drainer, integral electric oven with 4 ring gas hob with extractor fan above, space for washing machine, space for dishwasher, space for fridge/freezer, Worcester combi boiler (2 years old), radiator, tiled flooring.
Landing *w: 1.29m x l: 5.07m*	Window to front, airing cupboard with radiator, radiator, carpet.
Bedroom 1 *w: 2.42m x l: 3.93m*	Window to front, radiator, carpet.
Bedroom 2 *w: 2.4m x l: 3.88m*	Window to rear, radiator, carpet.
Bathroom *w: 1.26m x l: 3m*	Window to rear, cast iron panel bath, partly tiled walls, electric shower, pedestal wash hand basin, radiator, cushion flooring.
*	Staircase to attic room 1
Attic Room 1 *w: 3.91m x l: 4.01m*	Skylight to front, access to loft, exposed beam, radiator, laminate flooring. Opening into:
Bedroom 3 *w: 3.91m x l: 4.02m*	Velux to rear, exposed beam, radiator, laminate flooring.
Outside	Detached Shed. On Street Parking (not allocated)

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:	B £1,915.71
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3318

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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