6 Swn Y Nant, Bontddu, Dolgellau, LL40 2UB

OIRO £139,950

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Semi Detached Ex-Local Authority Property
Subject to Local Occupancy Clause
Elevated Position
In need of modernisation and updating
Separate Sitting and Dining Room and Kitchen
3 Bedrooms
Bathroom
Outbuildings
Garden to front and rear
Current EPC Rating F

6 Swn Y Nant is a traditional three-bedroom semi-detached property, situated beneath a slate roof and occupying a slightly elevated position within a quiet cul-de-sac. The property benefits from gardens to both the front and rear.

Whilst the property would now benefit from a programme of modernisation and updating, it presents excellent potential for those looking to create a well-proportioned family home. The accommodation provides a blank canvas, offering purchasers the opportunity to personalise the property to their own taste, including the décor, kitchen and bathroom.

To the rear, there are three particularly useful outbuildings, together with a large lawned garden, providing an excellent outdoor space for families.

The property is entered via an entrance porch, which leads into the central hallway with stairs rising to the first floor. To the front of the property are the dining room and sitting room, whilst the kitchen, together with a useful pantry, is situated to the rear.

On the first floor, the landing provides access to two double bedrooms positioned at the front of the property, a single bedroom to the rear and the family bathroom.

Please note that the property is subject to a Local Occupancy Clause. The purchaser must have lived or worked within the County of Gwynedd for a minimum period within the three years immediately preceding the purchase.

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

What3Words - ///hoofs.roses.dried

Location : Bontddu is a village situated half way between the market town of Dolgellau (approx. 5 miles) and the seaside resort of Barmouth.

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.

The picturesque seaside town of Barmouth is located on the West Coast of North Wales and lying between a mountain range and the sea on the mouth of the river Mawddach, is arguably one of the most beautiful locations in Wales. The town itself offers an array of restaurants, pubs, cafes and local independent shops. The surrounding countryside provides superb opportunities for outdoor/water activities.

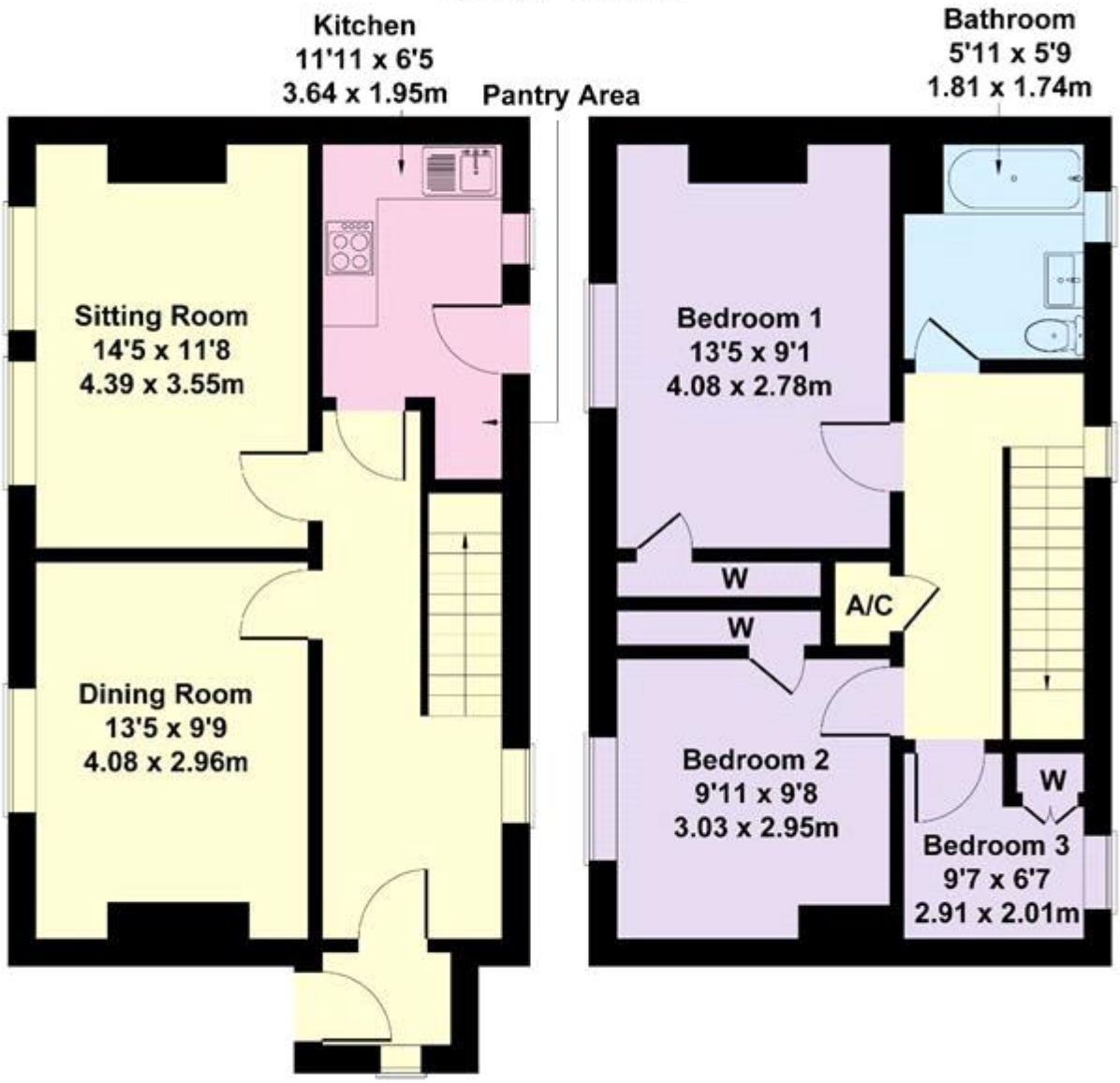
Council Tax Band: C - £2,162.90
Tenure: Freehold
Parking options: On Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Broadband: None

Ground Floor	
Porch *w: 0.89m x l: 1.35m*	Door to front, window to side, cushion flooring, door into:-
Hallway *w: 4.1m x l: 1.84m*	Door to side, window to rear, electric storage heater, laminate flooring.
Dining Room *w: 2.96m x l: 4.08m*	Window to front, wooden flooring.
Sitting Room *w: 3.55m x l: 4.39m*	Two windows to front, coved ceiling, electric storage heater, wooden flooring.
Kitchen *w: 3.64m x l: 1.95m*	Door and 2 windows to rear, 6 wall units, 4 base units under a marble effect worktop, tiled splashback, 1 1/4 composite sink and drainer, space for slimline dishwasher, integral double oven with 4 ring ceramic hob, extractor hood above.
Pantry	Wooden flooring.
First Floor	
Landing *w: 2.44m x l: 1.83m*	Window to rear, access to loft, airing cupboard housing hot water tank, carpet.
Bathroom *w: 1.81m x l: 1.74m*	Window to rear, panelled bath with electric shower above, partly tiled walls, wash hand basin, low level W.C. , wall unit, cushion flooring.
Bedroom 1 *w: 2.78m x l: 4.08m*	Window to front, built in wardrobe, electric storage heating, carpet.
Bedroom 2 *w: 2.95m x l: 3.03m*	Window to front, built in wardrobe, carpet.
Bedroom 3 *w: 2.01m x l: 2.91m*	Window to rear, built in wardrobe, electric storage heater, carpet.

Outside	
Garden	To the front, there are steps leading from the land to the front garden, laid mainly to lawn and decking (now in need of full replacement) but provides a pleasant seating area. A pathway leads to the side of the property and around the back with steps leading up to the large, lawned rear garden.
Outbuilding	
Room 1 *w: 0.85m x l: 1.84m*	Useful storage shed, door to front, concrete flooring.
Room 2 *w: 3.14m x l: 1.73m*	Currently utilised as a utility room, door to front, window to front, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer, concrete flooring.
Room 3 *w: 1.68m x l: 1.66m*	Store shed.

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Approximate Gross Internal Area
958 sq ft - 89 sq m

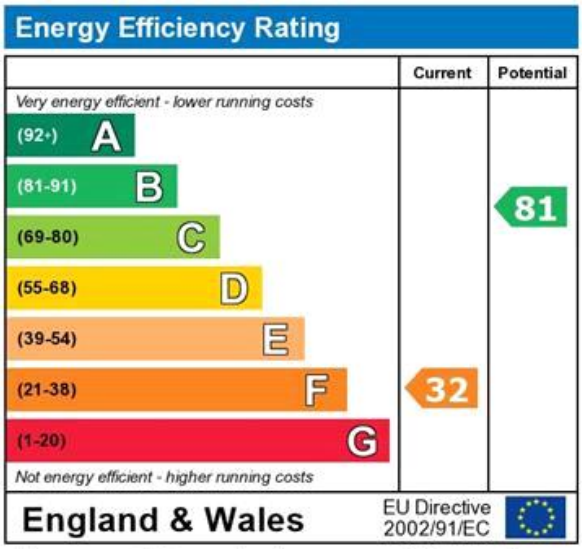


GROUND FLOOR **FIRST FLOOR**

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

Location


Afon Cwm Ilechen
Ty'n Twll Farm
A496
Bontddu
A496
Clogau Motors
TYDDYNDU
Campsite Bontddu
Afon Mawddach
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 - £2,162.90
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3320

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