7 Garreg Feurig, Dolgellau, LL40 2YA

OIRO £550,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

4 Bedrooms (1 en suite)
Sitting Room
Kitchen/Dining Room
Cinema Room
Bathroom
Ample off road parking
Planning permission for triple garage
Outstanding views towards Cader Idris mountain range
Current EPC Rating E

7 Garreg Feurig is an impressive detached four-bedroom residence occupying an elevated position, commanding spectacular panoramic views across the town and towards the Cader Idris mountain range.

Offering generous and thoughtfully designed accommodation throughout, the property is ideally suited to a range of buyers, whether as a spacious family home or for those relocating to the area and seeking ample room for visiting family and guests.

During the current ownership, the property has been extensively modernised to a high standard. The ground floor has been reconfigured to create a stylish semi-open-plan layout, enhancing both the flow and functionality of the living space. Expansive glazing across the front elevation, including bi-fold doors, allows natural light to flood the accommodation while perfectly framing the outstanding views.

Externally, the property is equally impressive, benefiting from extensive off-road parking to the side, with a further driveway leading to additional parking below. A substantial raised patio seating area, complete with contemporary glass balustrading and a hot tub, provides the perfect space for entertaining or relaxing whilst taking full advantage of the spectacular panoramic views. To the front, a generous level lawn offers an ideal space for families and outdoor enjoyment, whilst to the rear there is convenient access running along the back of the property. In addition, planning permission has been granted for the construction of a triple garage with accommodation above, offering excellent potential for a home office.

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

The accommodation briefly comprises an entrance hallway opening into the semi-open-plan living space, a playroom/snug, an impressive kitchen, dining room, leading through to a cinema/family room, a ground floor WC, and a useful utility room with a loft space above, offering potential for conversion (subject to the necessary consents). To the first floor are four generous double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

7 Garreg Feurig presents a rare opportunity to acquire a beautifully presented, move-in-ready home in an enviable elevated setting with breath-taking mountain views. Early viewing is highly recommended to fully appreciate the quality, space and exceptional location this outstanding 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.

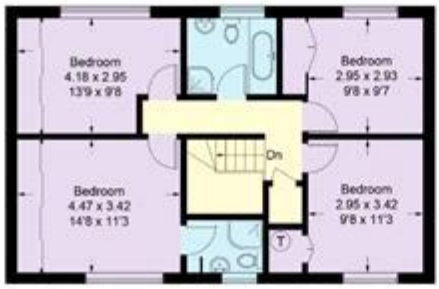
Council Tax Band: E - £3,010.39
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: LPG
Water supply: Mains
Sewerage: Mains

Hallway *w: 3.27m x l: 3.3m*	Door to front, ceiling downlights, radiator, Karndean flooring.
WC *w: 1.02m x l: 1.07m*	Window to front, fully tiled walls, circular glass wash hand basin, low level W.C., Karndean floor.
Sitting Room *w: 4.06m x l: 6.4m*	Bi-folding doors to front with views of Cader Idris mountain range, coved ceiling, ceiling downlights, built in storage, 2 radiators, Karndean flooring.
*	Opening into:
Kitchen/Dining Room *w: 6.37m x l: 8.33m*	Bi-fold doors to front with Cader Idris mountain range views, window to side, widow to rear, ceiling downlights, 5 wall units, 7 base units under worktop, larder units, integral oven and oven/microwave, roll glass tambour roll up wall unit, space, for American style fridge/freezer, composite sink and drainer, large island with breakfast bar, with 4 base units to include integral dishwasher and bin store, integral 5 ring induction hob, extractor hood above, radiator, Karndean flooring.
Door into	
Storage/Pantry *w: 1.85m x l: 1.73m*	Access to loft area, radiator (suitable for conversion subject to relevant planning permission). Opening into:
Utility *w: 3.06m x l: 1.88m*	Window to rear, 2 wall units, 4 base units under marble effect worktop, space for fridge, plumbing for washing machine, space for tumble dryer, Worcester combi boiler, stainless steel sink and drainer, tiled splashbacks, tiled flooring.
**	From Dining Room, large glass door leading into:
Cinema Room *w: 7.11m x l: 8.35m*	Two Bi-folding doors to front, stunning views over the Cader Idris mountain range, 2 Velux roof windows to front, door to side, ceiling downlights, cinema style projector and white screen (included in the sale) radiator, part Karndean flooring/part carpet.
Staircase	From the Entrance Hallway, carpeted staircase with glass balustrade leads to:-
First Floor Landing *w: 4.35m x l: 4.36m*	Access to loft with pull down ladder, coved ceiling, airing cupboard with radiator, carpet.

Bedroom 1 *w: 3.3m x l: 4.36m*	Window to front, stunning Cader Idris mountain views, coved ceiling, built-in wardrobes, radiator, capet.
En-suite *w: 1.83m x l: 1.26m*	Window to front with stunning views, ceiling downlights, extractor fan, large quadrant shower cubicle with mains shower, fully tiled walls, vanity wash hand basin, mirror unit with shaver socket and light, low level W.C., heated towel rail/radiator, Karndean flooring.
Bedroom 2 *w: 4.07m x l: 2.85m*	Window to rear, coved ceiling, built-in wardrobes, radiator, carpet.
Bathroom *w: 2.67m x l: 1.84m*	Window to rear, ceiling downlights, quadrant shower cubicle with mains shower, heated towel rail/radiator, partly tiled walls, wash hand basin, LED illuminated mirror with socket, low level W.C., panelled bath with central tap, Karndean flooring.
Bedroom 3 *w: 3.45m x l: 2.81m*	Window to rear, coved ceiling, built-in wardrobes, (included in measurements) radiator, carpet.
Bedroom 4 *w: 3.45m x l: 3.37m*	Window to front, stunning views, built-in wardrobe, coved ceiling, radiator, carpet.
Outside	To the Front: A spacious driveway to the side of the property provides ample off-road parking and leads to a substantial additional parking area, which benefits from planning permission for the construction of a triple garage. A paved pathway leads to the covered veranda, complete with lighting, and provides access to the front entrance. The level lawned front garden enjoys superb, far-reaching views across the town and towards the Cader Idris mountain range. To the Side and Rear: Steps lead up to a generous paved patio with contemporary glass balustrades, creating an ideal space for outdoor dining and entertaining, a hot tub is also located here (please confirm whether this will be included in the sale). A paved pathway surrounds the property, bordered by a brick retaining wall and an embankment planted with a variety of mature shrubs, providing an attractive and well-established setting.

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Approximate Gross Internal Area = 205.5 sq m / 2212 sq ft

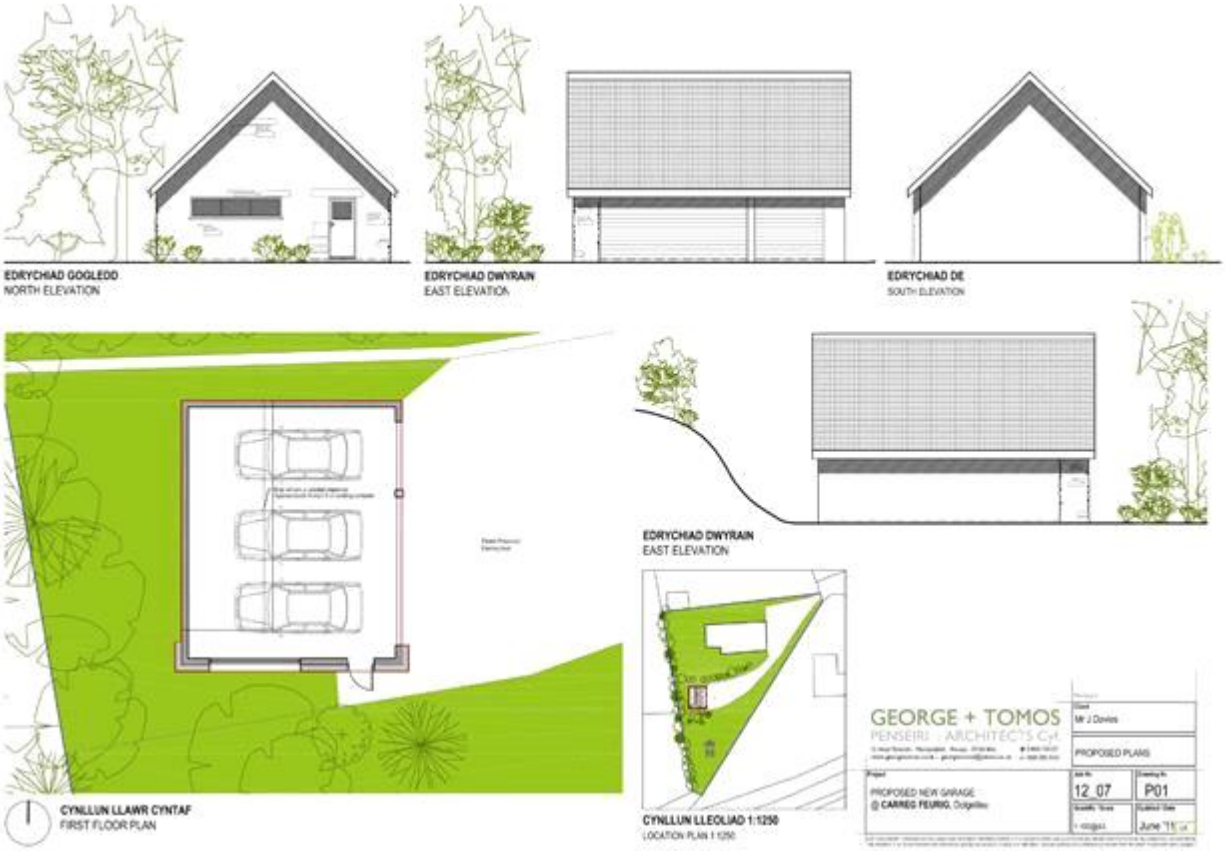


First Floor

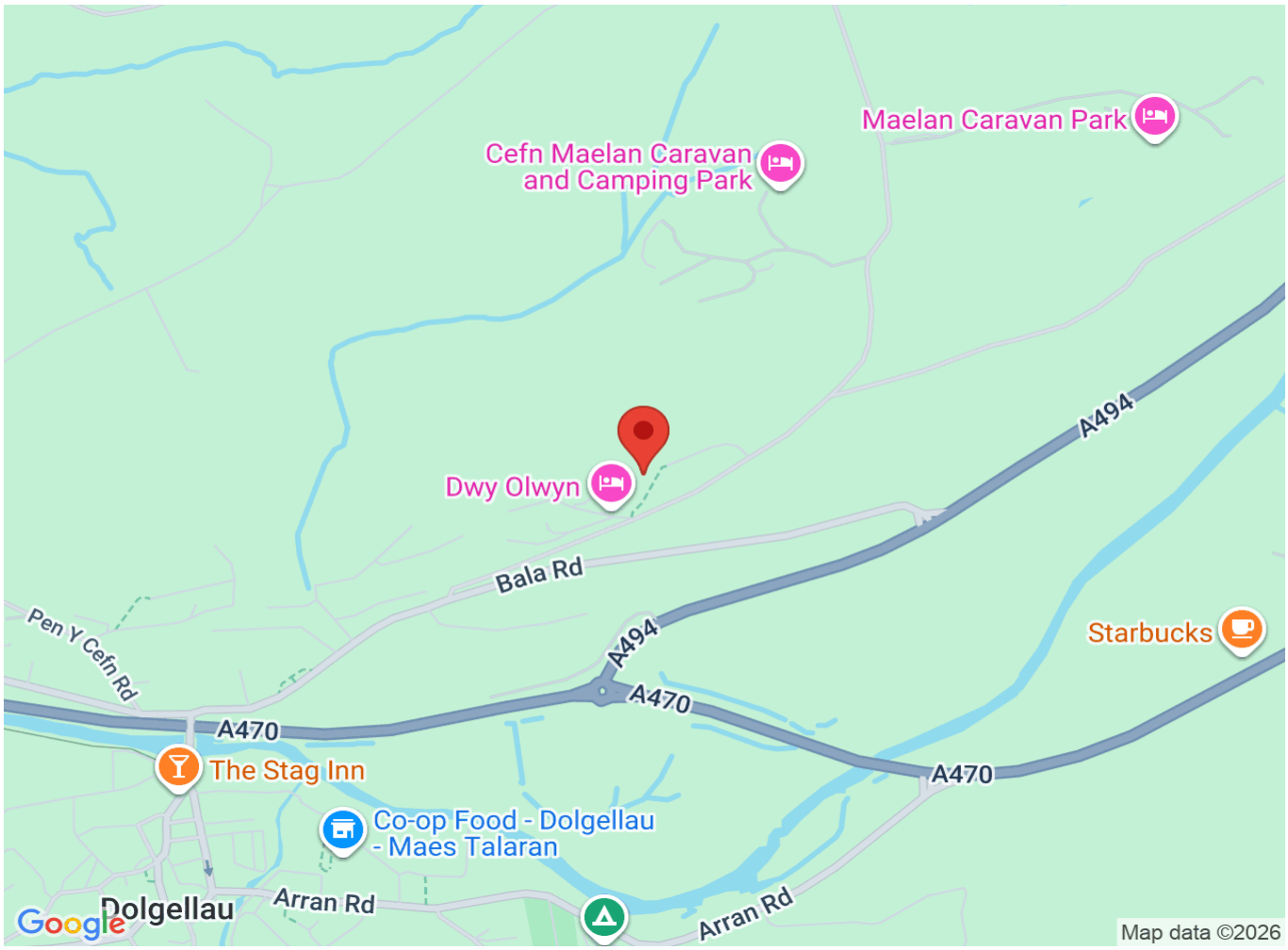


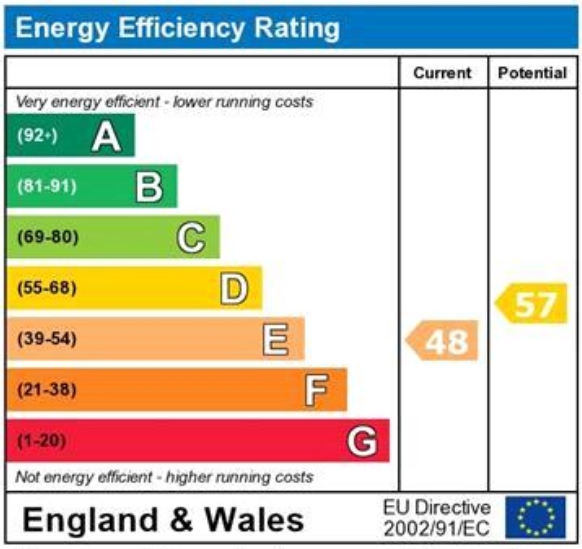
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1317441)



Location


Maelan Caravan Park
Cefn Maelan Caravan and Camping Park
Dwy Olwyn
A494
Bala Rd
Pen Y Cefn Rd
A494
A470
Starbucks
A470
A470
The Stag Inn
Co-op Food - Dolgellau - Maes Talaran
Dolgellau
Arran Rd
Arran Rd
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:	E - £3,010.39
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3288

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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