50 Maesbrith, Dolgellau
LL40 1LF

OIRO £270,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

3 Bedroom Detached Property
Elevated location giving superb views
Sitting Room
Dining Room
Kitchen
Family Bathroom
Rear Garden
Off Road Parking
Current EPC Rating C

50 Maesbrith is an immaculately presented three-bedroom detached home, occupying an elevated position with attractive views to the rear across the town towards the surrounding countryside. Thoughtfully improved and modernised by the current owners, the property offers spacious, versatile accommodation, ideal for modern family living.

The home has undergone extensive upgrading in recent years, including the installation of a contemporary fitted kitchen and stylish family bathroom. Further benefits include uPVC double glazing and gas-fired central heating throughout, ensuring comfort and efficiency.

A rear extension has created additional living space, while the former garage has been converted into a practical utility room. An accessible ground floor wet room adds further flexibility, making the property suitable for a range of buyers. The interior has also been redecorated throughout, creating a bright, welcoming home that is ready for immediate occupation.

Externally, the property offers off-road parking to the front and an enclosed rear garden, which is currently being re-fenced. A raised decked seating area provides an ideal space for outdoor dining or relaxing while enjoying the far-reaching views.

The accommodation is entered via an entrance hallway with stairs rising to the first floor. To the front of the property is a well-appointed kitchen/dining room fitted with a range of modern units. A cloakroom is located off the hallway, which also provides access to the spacious sitting room that opens into the rear living room, creating an excellent entertaining and family space. Completing the ground floor are the accessible wet room and the generous utility room.

On the first floor are three bedrooms, comprising two doubles and a single, together with a contemporary family bathroom featuring both a bath and a separate shower enclosure.
Viewing is highly recommended to fully appreciate the quality, space and excellent condition of this superb home.

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: D - £2,463.05
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Entrance Hallway *w: 1.84m x l: 5.14m*	Stairs to front door, storage cupboard, radiator, carpet.
Kitchen *w: 3.85m x l: 3.2m*	Window to front, ceiling downlights, 10 wall units, 10 base units to include integral fridge/freezer and dish washer, under timber effect worktop, electric oven with 4 ring gas hob, splash back and extractor hood above, breakfast bar, 1 1/4 stainless steel sink and drainer, vertical radiator, tiled effect laminate flooring.
Cloakroom *w: 0.75m x l: 1.37m*	Window to side, low level WC, pedestal wash hand basin, extractor fan, radiator, cushion flooring.
Dining Room *w: 3.85m x l: 3.6m*	Coved ceiling, radiator, carpet
Utility Room *w: 2.62m x l: 5.25m*	French doors to front, stairs up to utility area, window to rear, ceiling downlights, 3 wall units, 4 base units under a marble effect worktop, pantry, stainless steel sink and drainer, space for washing machine and tumble dryer, radiator, laminate flooring.
Sitting Room *w: 4.58m x l: 3.71m*	French doors to rear leading out to raised decking area, extensive glazing which take advantage of the views over the town and distant mountain views, laminate flooring.
Wet Room *w: 1.82m x l: 1.6m*	Window to side, extractor fan, heated towel rail, shower area, low level WC, wash hand basin, wet wall panelling, non slip flooring.
Landing *w: 1.86m x l: 2.18m*	Window to side, access to partly boarded loft space, airing cupboard housing Worcester combi boiler, carpet.
Bedroom 1 *w: 2.94m x l: 3.83m*	Window to front, coved ceiling, fitted wardrobes, radiator, carpet.
Bedroom 2 *w: 3.34m x l: 2.97m*	Window to rear, coved ceiling, fitted wardrobes,views over the town and open countryside, radiator, laminate flooring
Bedroom 3 *w: 1.64m x l: 2.61m*	Window to front, build in wardrobes and cupboards, radiator, laminate flooring.
Bathroom *w: 2.31m x l: 2.2m*	Window to rear, ceiling downlights, low level WC, vanity wash hand basin, panelled bath with mixer shower and hand held attachment, shower cubicle with rainfall shower head, wet wall panelling, heated towel rail/radiator, laminate flooring.
Outside	To the front of the property is a driveway providing off road parking for 1 vehicle, with a front garden area. Pathway to the side leads to the rear garden. The rear garden comprises a raised decking area directly from the sitting room, with

stunning views across the town and towards distant countryside views.

The garden is mainly laid to lawn, large and offers an excellent space for a family.

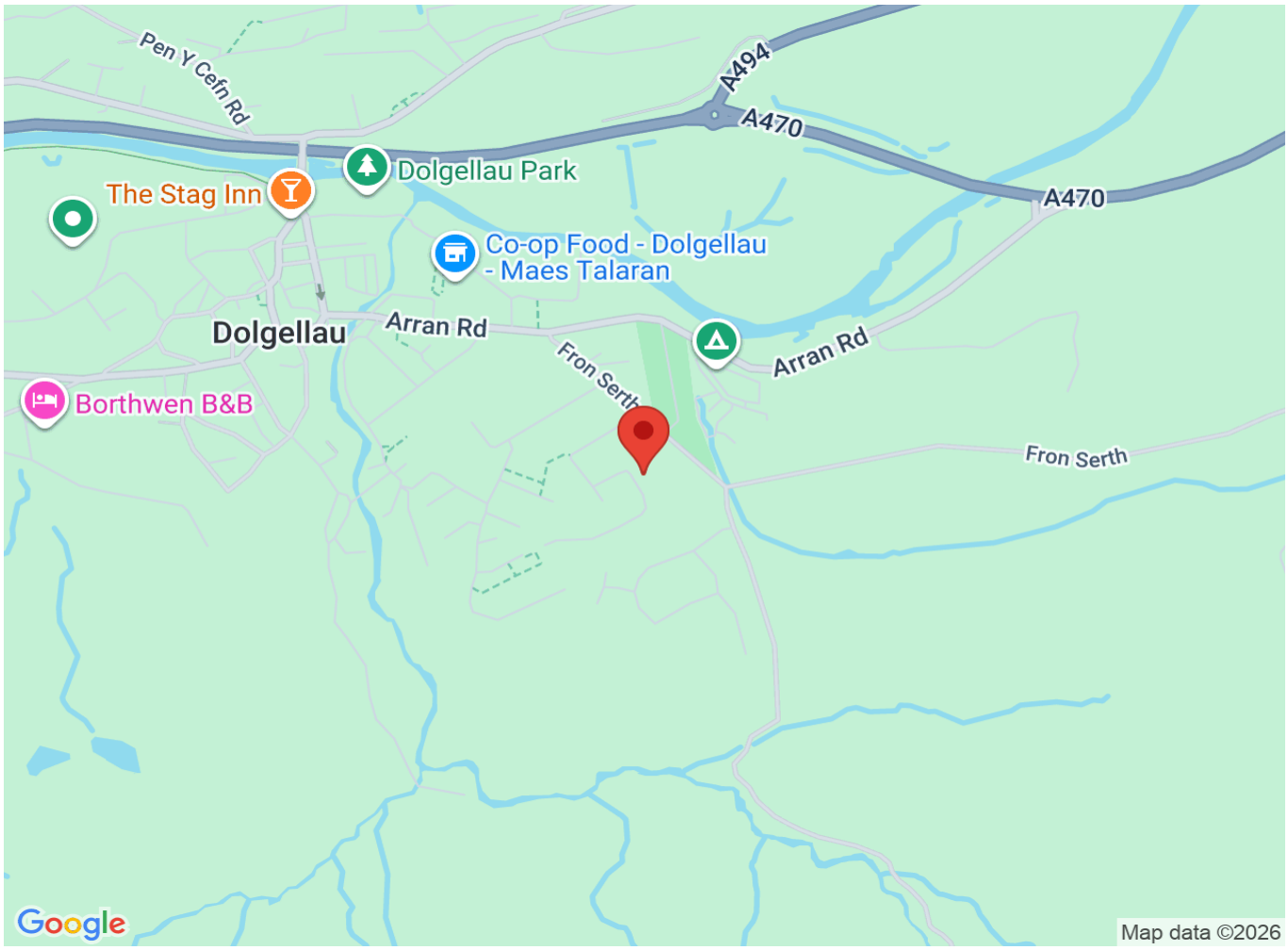
50 Maesbrith, Dolgellau, LL40 1LF

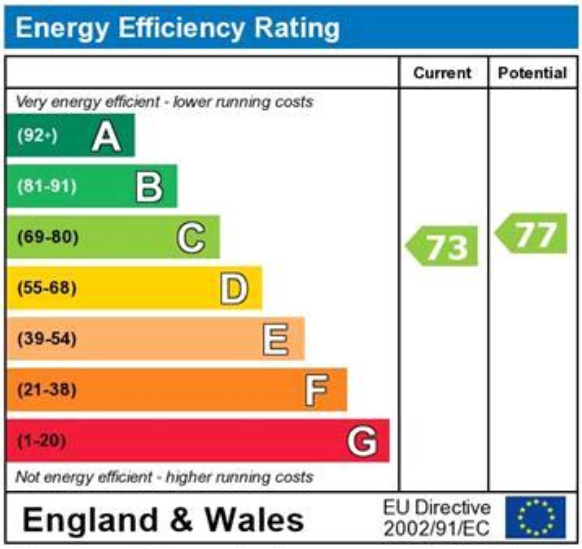
Approximate Gross Internal Area = 122.2 sq m / 1315 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333358)

Location


Pen Y Cefn Rd
A494
A470
A470
Dolgellau Park
The Stag Inn
Co-op Food - Dolgellau - Maes Talaran
Dolgellau
Arran Rd
Arran Rd
Fron Serth
Fron Serth
Borthwen B&B
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:	D - £2,463.05
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3312

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