Y Dryslwyn, 2 Bethania Terrace, Bontddu, Dolgellau LL40 2UW

OIRO £340,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Stunning Views of Mawddach Estuary & Mountains
No Onward Chain
Kitchen/Breakfast Room
Sitting Room
Three bedrooms (1 En-Suite)
Bathroom
Ample Parking
Front & Rear Gardens
Viewing Essential
Current EPC Rating E

Y Dryslwyn is an attractive semi-detached, three-bedroom property of traditional construction, set beneath a slated roof. The property occupies its own grounds in a secluded and elevated position, just off the main road, enjoying stunning panoramic views across the Mawddach Estuary towards the Cader Idris mountain range.

The property has been thoughtfully extended over the years to create a comfortable and well-proportioned family home, offering deceptively spacious accommodation throughout.

The house benefits from oil-fired central heating and UPVC double glazing throughout. Externally, there is ample off-road parking, together with a newly created terrace and seating area. The grounds also include a lower front lawned garden and a terraced rear garden, both of which take full advantage of the spectacular surrounding views.

The accommodation briefly comprises: entrance porch, kitchen/breakfast room, sitting room, first-floor landing, three bedrooms, with the principal bedroom benefiting from an en-suite shower room, and a separate family bathroom.

Early viewing is highly recommended to fully appreciate the superb location, generous accommodation and outstanding views this property has to offer.

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.

Council Tax Band: E £2,394.11 2
Tenure: Freehold
Parking options: Driveway
Garden details: Private Garden
Electricity supply: Mains
Heating: Oil

Water supply: Mains
Sewerage: Mains
Broadband: ADSL
Rights & easements: Shared driveway

Vestibule *w: 1.79m x l: 1.21m*	Door to side, window to front and side with estuary views, quarry tiled flooring.
Kitchen/Breakfast Room *w: 3.99m x l: 6.1m*	Window to front with estuary views, window and patio door to side, both with views over the estuary, window to rear, 8 wall units, 7 base units to include a integral fridge under a granite effect work top. oil fired Rayburn, 1/1/4 composite sink and drainer, tiled splash back, integral single electric oven with 4 ring ceramic hob above. space for a washing machine, space for a slim line dish washer, under stairs shelving, 2 radiators, cushion flooring. Door into
Sitting Room/Dining Area *w: 4.63m x l: 5.43m*	Two windows to front, both with excellent views of the estuary, window to rear, exposed beams, built in shelving, red brick open fireplace housing wood burning stove, on a red brick hearth, TV shelving, 2 radiators, oak flooring.
Landing *w: 3.1m x l: 0.85m*	Velux to rear, access to loft space, carpet.
Bedroom 3 *w: 2.89m x l: 3.11m*	Window to side and rear, with views of the rear garden and estuary, radiator, carpet.
Bedroom 2 *w: 4.01m x l: 2.86m*	Window to front and side with window seats, provide stunning views over the estuary and mountains beyond. Radiator, carpet.
Master Bedroom *w: 4.01m x l: 2.84m*	Two windows to front with window seats, both providing stunning views over the estuary and mountains beyond, built in mirror wardrobes and storage above, ceiling down lights, radiator, carpet. Door into
En-suite *w: 1.66m x l: 2.5m*	Ceiling down lights, extractor fan, fully tiled walls, large shower cubicle with mains electric shower, vanity wash hand basin, extendable shaving mirror, low level WC, heated towel rail radiator, tiled flooring.
Bathroom *w: 2.66m x l: 3.09m*	Window to rear, ceiling down lights, partly tiled walls, panel bath with central waterfall taps, over head electric shower, bifold shower screen, extractor fan, mirror, low level WC, heated towel rail radiator, airing cupboard housing hot water tank, laminate flooring.
Outside	To the front - Driveway leading to a parking area with slate chippings, steps leading to newly created terrace with seating area, further enclosed lawn garden with mature shrubs and greenhouse. Steps leading up to a further seating area with breath-taking views over the estuary.

	To the rear - Terraced garden with a variety of mature shrubs and trees, outbuilding, seating area, raised vegetable beds. From here, excellent views towards the Mawddach Estuary can be enjoyed.
Services	Mains: Electric, water and drainage. Oil fired central heating

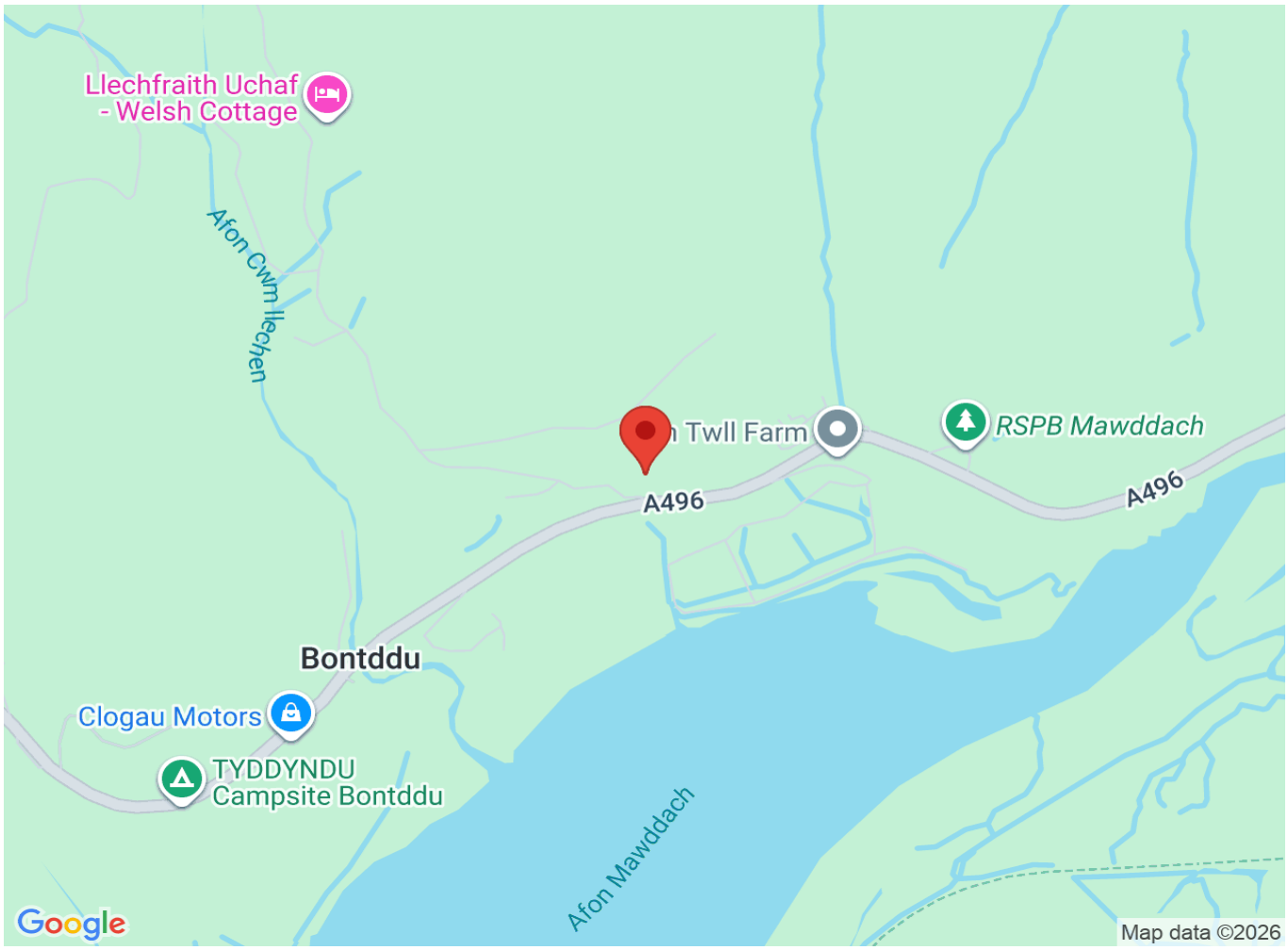
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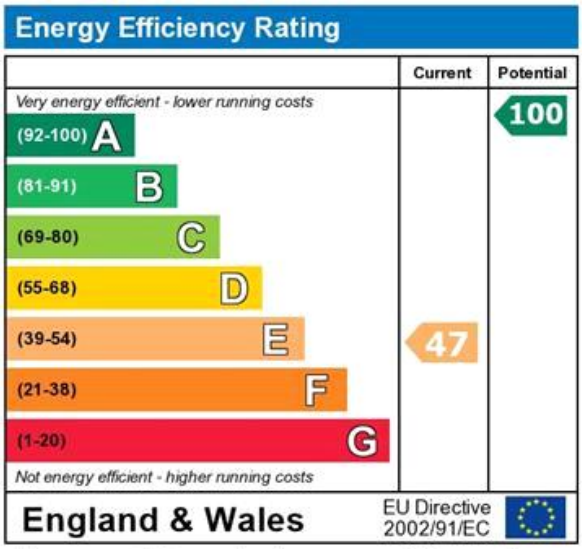
Approximate Gross Internal Area
1119 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Location


Llechfraith Uchaf
- Welsh Cottage
Afon Cwm Llechen
Twll Farm
RSPB Mawddach
A496
A496
Bontddu
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:	E £2,394.11 2
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS2742

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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