Gernant, Bodlondeb Road, Dolgellau, LL40 1PT

OIRO £340,000

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS







Details













Details

3 Bedrooms
Stunning views across the town and distant mountain ranges
Sitting Room
Dining Room
Kitchen
Bathroom
Detached Single Garage
EPC TBC

Gernant is a beautifully positioned three-bedroom detached bungalow, occupying an elevated location with exceptional views across the town, towards the Mawddach Estuary and the surrounding distant mountain ranges.

The property offers well-presented and generously proportioned accommodation throughout, providing a comfortable home that is ready to move into. Further benefits include gas-fired central heating and UPVC double glazing throughout.

There is also excellent potential for further expansion, subject to the necessary planning consents. A large, fully boarded loft space provides the opportunity to create additional accommodation, if required.

Externally, the property benefits from ample off-road parking to the front, together with a detached single garage. To the rear of the garage is a separate detached shower room, while beyond this is a detached UPVC summer house with a flat roof. Complete with power and lighting, the summer house provides an ideal additional sitting or relaxation space.

The gardens are predominantly arranged as lawned terraces, complemented by a patio seating area which takes full advantage of the property's outstanding views.

The property is entered via a front door into a spacious T-shaped hallway. To the left is access to the main living accommodation, comprising a sitting room, dining room, kitchen, utility room and pantry. To the right are three well-proportioned double bedrooms and a spacious family bathroom.

Viewing is highly recommended to fully appreciate the position, accommodation, potential and exceptional views that Gernant 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, Garage

Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance Hallway *w: 5.36m x l: 4.68m*	T Shaped, door to front, access to a fully boarded loft space with pull down ladder, 2 storage cupboards, radiator, laminate flooring.
Dining Room *w: 2.95m x l: 3.62m*	Window to front, radiator, laminate flooring.
Kitchen *w: 2.85m x l: 3.11m*	Window to front, 7 wall units, 9 base units under a granite effect worktop, 1 1/4 ceramic sink and drained, tiled splashbacks, space for dishwasher, space for cooker with extractor hood above, space for fridge/freezer, 2 additional large storage cupboards, extractor fan, laminate flooring.
Utility *w: 1.05m x l: 1.48m*	Door to side, space for washing machine, space for tumble dryer, Worcester combi boiler, laminate flooring.
Pantry *w: 1.06m x l: 1.88m*	Fitted shelving, space for freezer, cloak hooks, carpet tiles.
Sitting Room *w: 5.96m x l: 3.52m*	Window to side, French doors and window to rear with spectacular views over the town and towards the Mawddach Estuary and mountain range beyond, feature fireplace with pebble flame effect gas fire with hearth, wall lights, 2 radiators, laminate flooring.
Bedroom 1 *w: 3.51m x l: 3.52m*	Window to rear, with views across the town, towards the Mawddach Estuary and mountain range beyond, alcove for wardrobe, pedestal wash hand basin, tiled splashbacks, radiator, carpet.
Bedroom 2 *w: 2.9m x l: 3.3m*	Window to rear, with views across the town, towards the Mawddach Estuary and mountain range beyond, alcove for wardrobe, radiator, carpet.
Family Bathroom *w: 1.75m x l: 4.63m*	Three windows to side, ceiling downlights and extractor fan, mainly tiled walls, bath with central taps and mixer shower attachment, vanity wash hand basin with low level WC, with various storage units, 2 heated towel rail/radiators, fully tiled shower cubicle with mains shower, extractor fan above, tiled flooring.
Bedroom 3	Window to front, built in wardrobe, radiator, carpet.
Outside	
Detached Garage *w: 2.63m x l: 6.01m*	Up and over door to front, door to side, window to rear, garage pit, electricity, concrete flooring.
Detached Shower Room *w: 1.86m x l: 1.86m*	Door to rear, window to side, ceiling downlights, extractor fan, fully tiled shower cubicle with electric shower, low level W.C. , wash hand basin, tiled splashback and mirror, 1 base unit under a marble effect worktop, space for fridge, 1 wall unit, laminate flooring.
Sun Room *w: 3.18m x l: 4.03m*	French doors to rear, ceiling downlights, window to rear and side with views across the town, towards the Mawddach Estuary and mountains, electric and lighting, carpet.

Garden

To the front of the property there is off road parking for several vehicles, with access either side of the property to the rear garden.

To the rear there is a large patio seating area taking full advantage of the views, steps lead down to a raised decking seating area with glass balustrade and summer house.

To the rear, there is a predominantly lawned terraced garden with mature shrubs and trees, ornamental well, slate shale pathways lead to the bottom of the garden.

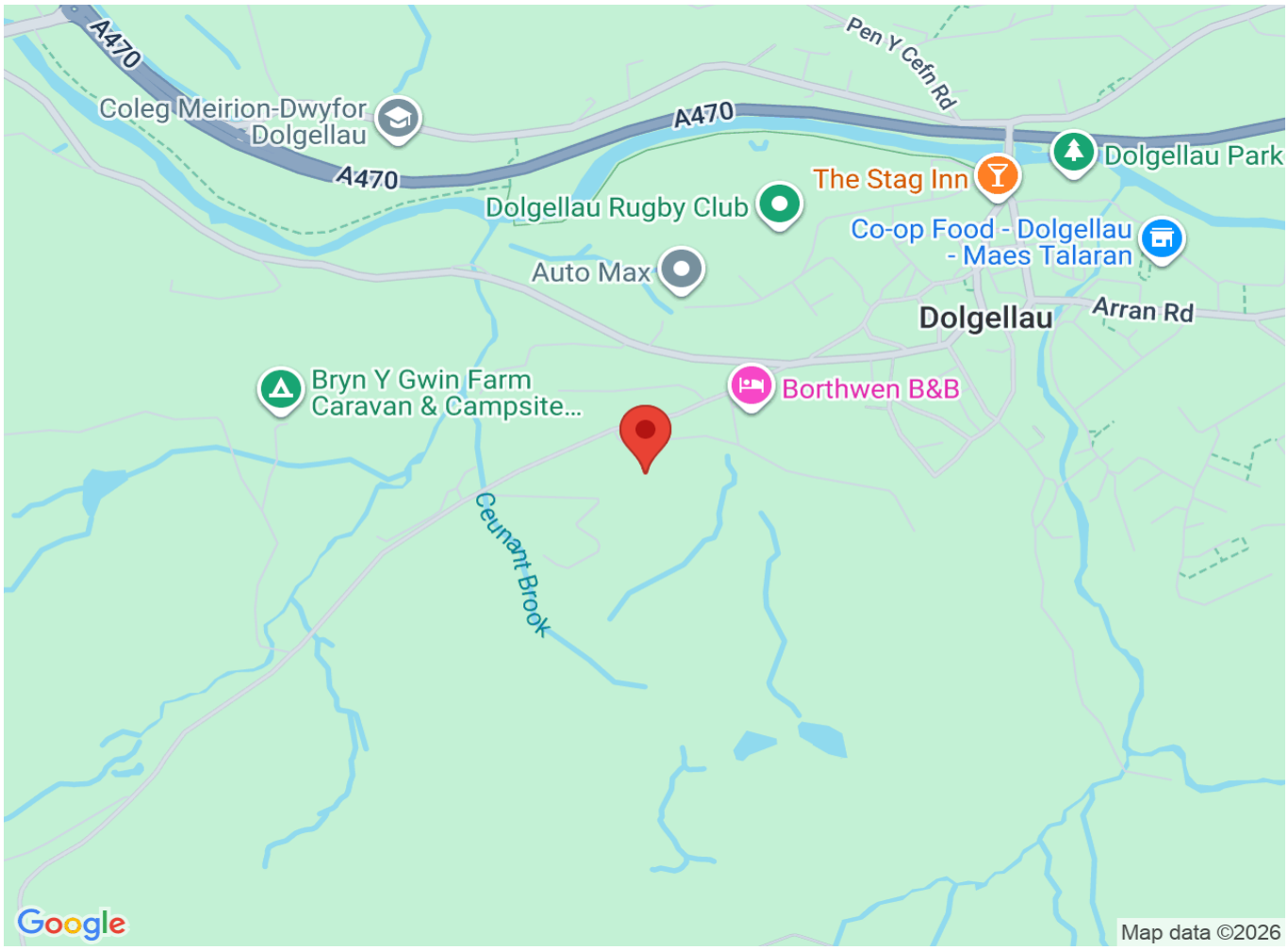
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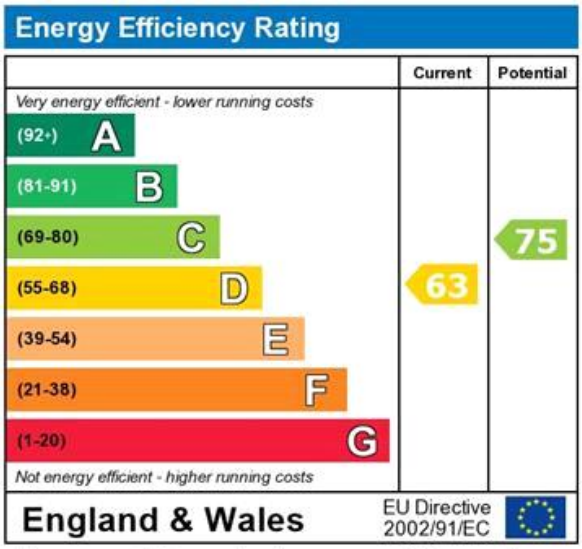
Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333376)

Location


A470
Coleg Meirion-Dwyfor Dolgellau
A470
A470
Pen Y Cefn Rd
Dolgellau Park
The Stag Inn
Dolgellau Rugby Club
Co-op Food - Dolgellau - Maes Talaran
Auto Max
Dolgellau
Arran Rd
Bryn Y Gwin Farm Caravan & Campsite...
Borthwen B&B
Ceunant Brook
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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:	RS3333

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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