Hafoty, Pencefn Road, Dolgellau, LL40 2ER

OIRO £430,000

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

Stunning Views of both Cadair Idris mountain range to the South and Aran Fawddwy mountain to the East
Lounge with Balcony Area
Dining Room and Conservatory
Kitchen/Breakfast Room
4 Bedrooms including Master Suite
Bathroom, Separate Toilet and Utility Room
Double garage/workshop
Driveway for off road parking
Garden at rear of property with dining patio
Further decking area to relax and enjoy mountain views
EPC TBC

Hafoty is an attractive detached bungalow of traditional construction, with rendered elevations beneath a pitched slate roof. Situated on the outskirts of the popular market town of Dolgellau, the property occupies an elevated position within a desirable cul-de-sac and enjoys superb south-facing views across the town and towards the surrounding mountain ranges, including the iconic Cadair Idris.

The property offers generous and well-proportioned accommodation throughout, with a spacious layout that has been thoughtfully designed and built for the current owner. The accommodation provides excellent flexibility for modern family living, with four bedrooms, a Kitchen/Breakfast Room, dining room, conservatory and a particularly impressive south-facing lounge overlooking the surrounding landscape.

More recently, Hafoty has benefited from significant investment in a completely new heating and energy system, including an air source heat pump, new pipework and radiators throughout, solar panels and battery storage. These improvements provide a modern approach to heating and energy use, complementing the character and established nature of the property. The property is double glazed throughout.

Further benefits include a large driveway providing ample off-road parking, established gardens surrounding the property and a substantial double garage/workshop, which benefits from electricity and water and provides excellent additional space for storage, hobbies or workshop use.

Upon entering, a useful vestibule leads into the central hallway, which provides excellent storage and access to the accommodation. The light and airy lounge is a particularly attractive room, with patio doors opening onto a balcony and providing an exceptional outlook across the surrounding countryside and mountains.

The property provides generous living accommodation, including a Kitchen/Breakfast Room, dining room and conservatory, together with four bedrooms. The principal bedroom benefits from fitted wardrobes, a walk-in dressing room and en-suite wet room, while a further bedroom is currently used as a study/small sitting room and enjoys views towards Cadair Idris.

Outside, the property is approached via a large driveway, providing ample off-road parking and flanked by gently sloping lawns, planted borders and mature shrubs. Patio areas lie alongside the conservatory, while the gardens continue around the property to provide a number of attractive spaces from which to enjoy the setting and views.

To the rear and side of the property, a stone-walled gravelled pathway leads through the established gardens, with a lawned embankment, hedge borders and rear access gate. A further dining area and raised decking area provide ideal spaces for outdoor entertaining, relaxing and enjoying the impressive views towards the surrounding mountains.

Hafoty would make an appealing home for a wide range of buyers, offering generous accommodation, excellent outside space, extensive parking and outstanding views, all within easy reach of the amenities of Dolgellau.

Early viewing is highly recommended to fully appreciate the space, setting and views that Hafoty 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 offers a range of everyday amenities including a cottage hospital, primary and secondary schools, a tertiary college, restaurants, pubs, library, football, rugby, cricket and netball clubs. The coast is within approximately 10 miles, while a mainline railway station is approximately 6 miles away.

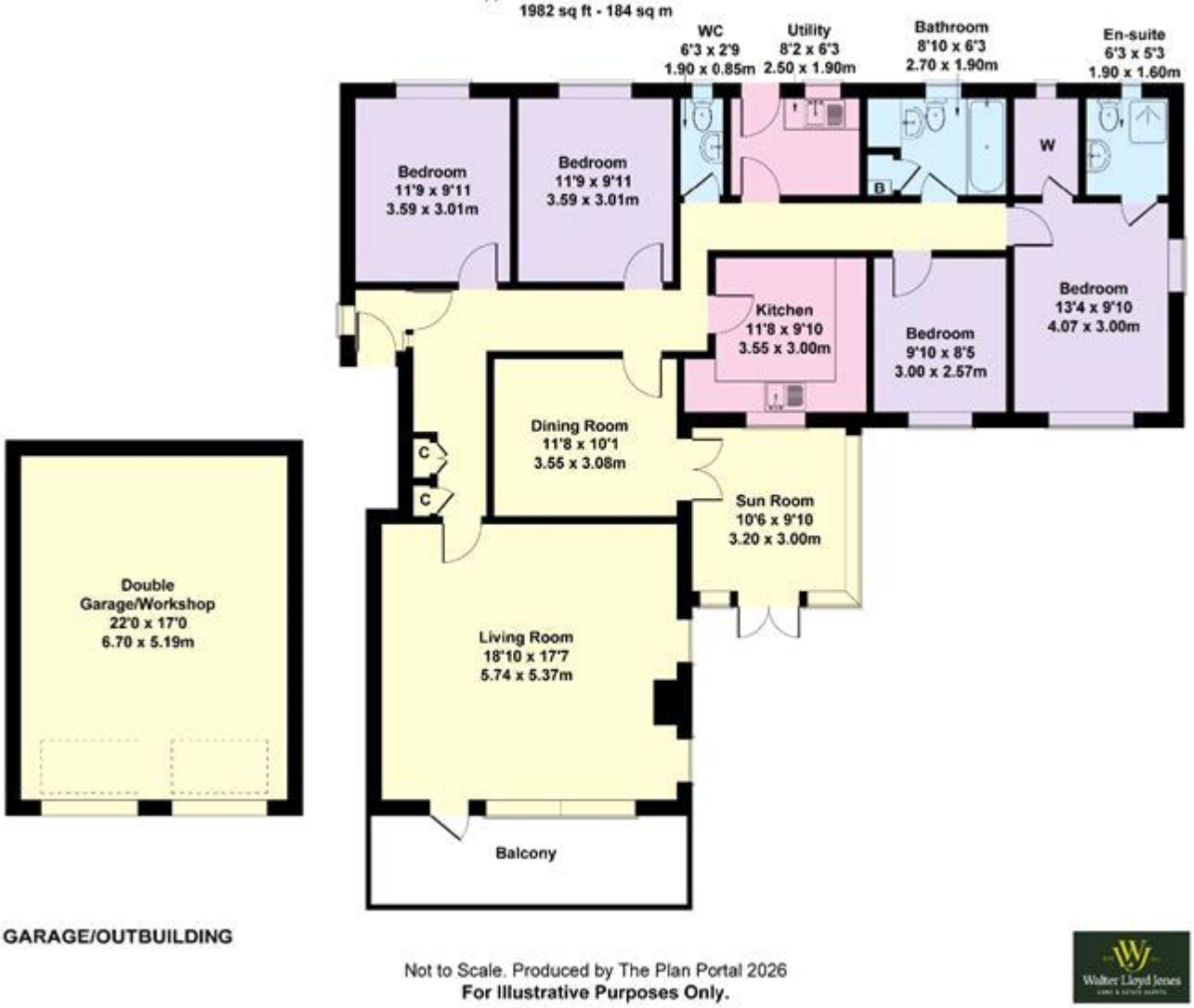
Council Tax Band: F - £3,557.74
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: ASHP, Solar
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Vestibule *w: 1.22m x l: 1.58m*	Door to front, window to side, coved ceiling, radiator, carpet.
Hallway *w: 5.84m x l: 4.35m*	'L' shaped, coved ceiling, 2 radiators, cloak cupboard, storage cupboard, carpet, access to loft space with pull down ladder and partially boarded.
Lounge *w: 5.14m x l: 5.37m*	An impressive and sizeable room, South facing with patio doors providing access to a balcony. Stunning views of Cadair Idris mountain range to the South and the Wnion valley to the West and Aran Fawddwy mountain to the East. Two windows to side, coved ceiling, 2 wall lights, feature fireplace with timber surround, marble inset and hearth housing a coal flame effect gas fire, 3 radiators, carpet.
Bedroom 1 *w: 3.01m x l: 3.57m*	Window to rear, coved ceiling, radiator, carpet.
Bedroom 2 *w: 3.01m x l: 3.56m*	Window to rear, coved ceiling, radiator, carpet.
Dining Room *w: 3.57m x l: 3.08m*	The dining room is close to the kitchen with French doors leading to the South and East facing conservatory. Coved ceiling, radiator and carpet.

Conservatory *w: 3.2m x l: 3.13m*	French doors to front leading onto patio area with spectacular mountain views ranging from Cader Idris mountain range and The Aran, insulated ceiling, radiator, tiled floor.
'L' Shaped Hallway *w: 7.25m x l: 3.04m*	Access to loft space with pull down ladder and partially boarded, coved ceiling, radiator, carpet.
Separate WC *w: 0.89m x l: 1.58m*	Window to rear, low level WC, wash hand basin, extractor fan, radiator, cushion flooring.
Utility *w: 2.5m x l: 1.76m*	Door to rear leading to rear garden area, window to rear, coved ceiling, 3 wall units, stainless steel sink and drainer, 2 base units, space for a washing machine, space for a tumble dryer, space for a fridge freezer, radiator, cushion flooring.
Bathroom *w: 2.73m x l: 1.73m*	Window to rear, panel bath with mixer shower attachment, fully tiled walls, extractor fan, low level WC, pedestal wash hand basin, shaver socket and light, extendable arm mirror, heated towel rail radiator, tiled flooring. Airing cupboard with radiator, shelving and carpet.
Master Bedroom Suite *w: 3.56m x l: 4.06m*	Window to front and side with mountain views, fitted wardrobes, coved ceiling, radiator, carpet.
En-suite *w: 2.1m x l: 1.72m*	Wet room, window to rear, walk in shower with mains shower, wet wall paneling, low level WC, pedestal wash hand basin, heated towel rail radiator, shaving socket and light, extractor fan, non-slip flooring.
Dressing Room *w: 1.47m x l: 1.74m*	Window to rear, 2 wall cupboards with full length wall to wall shelf and wall to wall clothes rail, radiator, carpet.
Bedroom 4/Study *w: 2.56m x l: 3.06m*	South facing bedroom with views of Cadair Idris mountain range currently utilised as a study/small sitting room. Coved ceiling, radiator, shelving, carpet.
Kitchen/Breakfast Room *w: 4.18m x l: 3.06m*	Internal window to front (into conservatory) 7 wall units, 9 base units under a marble effect work top, 1 1/4 composite sink and drainer, space for a cooker with extractor hood above, space for a dish washer, radiator, laminate flooring.
Double Garage/Workshop *w: 5.19m x l: 6.7m*	Two up and over doors to the front, electricity, water, inverter, battery and hot water cylinder, concrete flooring. The space offers excellent storage space, use as a workshop or potential hobby space.
Outside	To the front: Large driveway providing ample off road parking, with lawned areas to both sides of the drive with planted borders and mature shrubs. Patio area to the side of the conservatory. To the rear: Stone walled gravelled pathway with lawn embankment and hedge boarder. Rear access gate to the property. Large side garden with dining area and a further decking area to sit and enjoy the stunning views.

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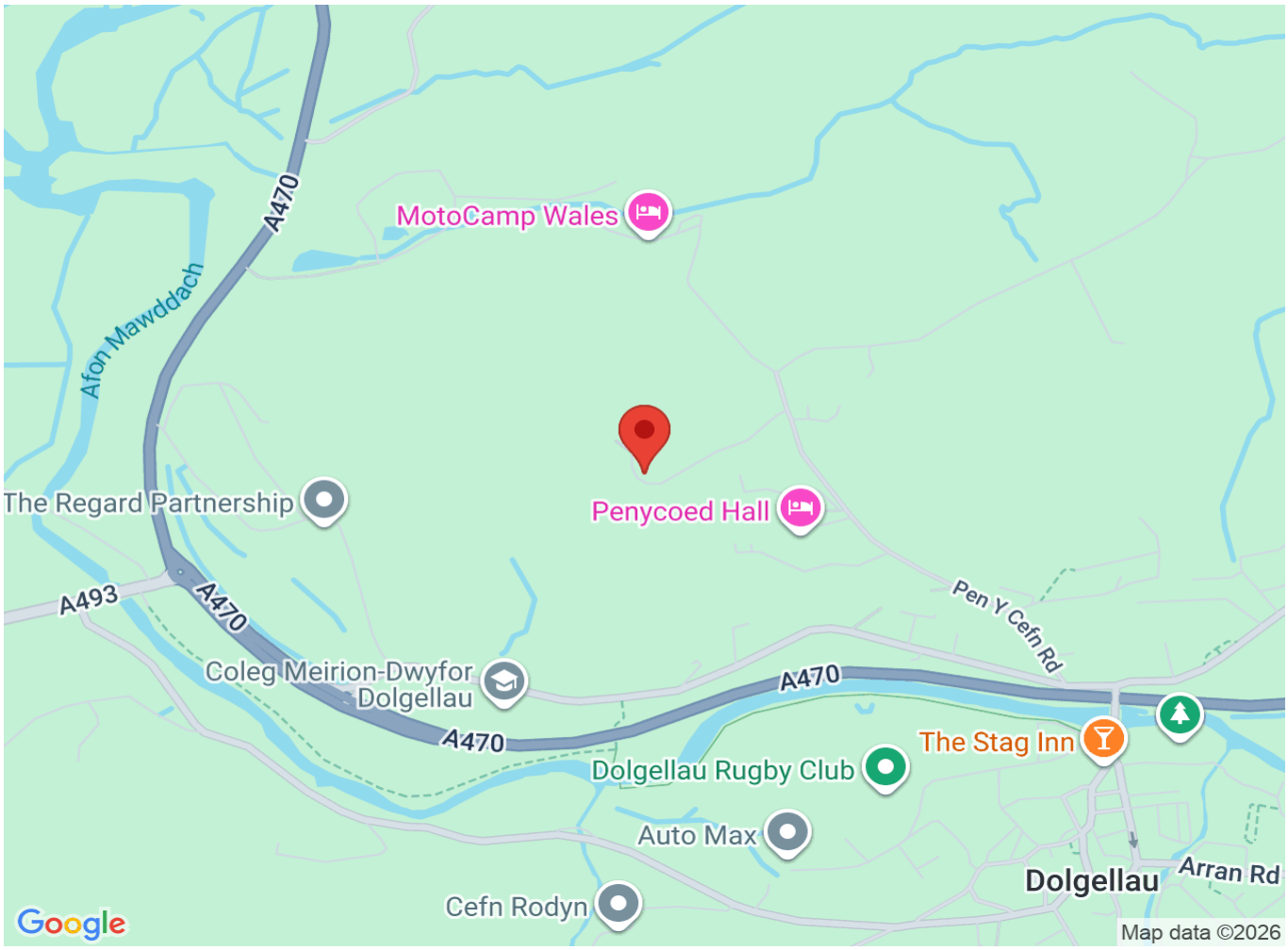
Approximate Gross Internal Area
1982 sq ft - 184 sq m



GARAGE/OUTBUILDING

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

Location


MotoCamp Wales
A470
Afon Mawddach
The Regard Partnership
Penycoed Hall
A493
A470
Pen Y Cefn Rd
Coleg Meirion-Dwyfor Dolgellau
A470
A470
The Stag Inn
Dolgellau Rugby Club
Auto Max
Dolgellau
Arran Rd
Cefn Rodyn
Google
Map data ©2026

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:	F - £3,557.74
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3027

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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