Caeronnen, 1 Pencefn Road, Dolgellau, LL40 2ER

OIRO £294,995

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

3 Bedroom
Spectacular Views of Cader Idris Range
Semi open-plan Sitting Room/Dining Room/Sun Room
Utility Room
Kitchen
Downstairs WC
Bathroom
Enclosed garden to rear
Current EPC Rating E

Caeronnen is a semi-detached three-bedroom property of traditional construction, situated within a pleasant residential area, conveniently located approximately half a mile from the town centre and its range of amenities.

The property has been improved during the current ownership and offers deceptively spacious and well-proportioned accommodation throughout. The ground floor provides semi-open-plan living space, ideally suited to modern family living, with the rear-facing rooms enjoying outlooks over the gardens and distant views towards the Cader Idris mountain range.

The property benefits from oil-fired central heating and double glazing throughout, with the exception of the rear sun room, which is single glazed.

Offering considerable appeal to a variety of prospective purchasers, particularly families seeking a comfortable and well-proportioned home, the property further benefits from off-road parking to the front for two vehicles and spacious, level gardens to the rear. Of particular note is the conversion of the former garage, which now provides a useful entrance hallway and generously proportioned utility room, with direct access to the rear garden.

The accommodation is approached from the front into an entrance hallway, which provides access to the utility room. A further doorway leads into the main hallway, where stairs rise to the first-floor landing and access is provided to a cloakroom WC. From here, the accommodation continues into a spacious kitchen, which in turn opens into the semi-open-plan living space, comprising a dining area, sitting room and sun room, providing an additional seating area overlooking the rear garden. To the first floor are three bedrooms and the family bathroom.

Internal viewing is highly recommended to fully appreciate the space, layout and overall appeal of this attractive family 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 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: C - £2,189.38
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains

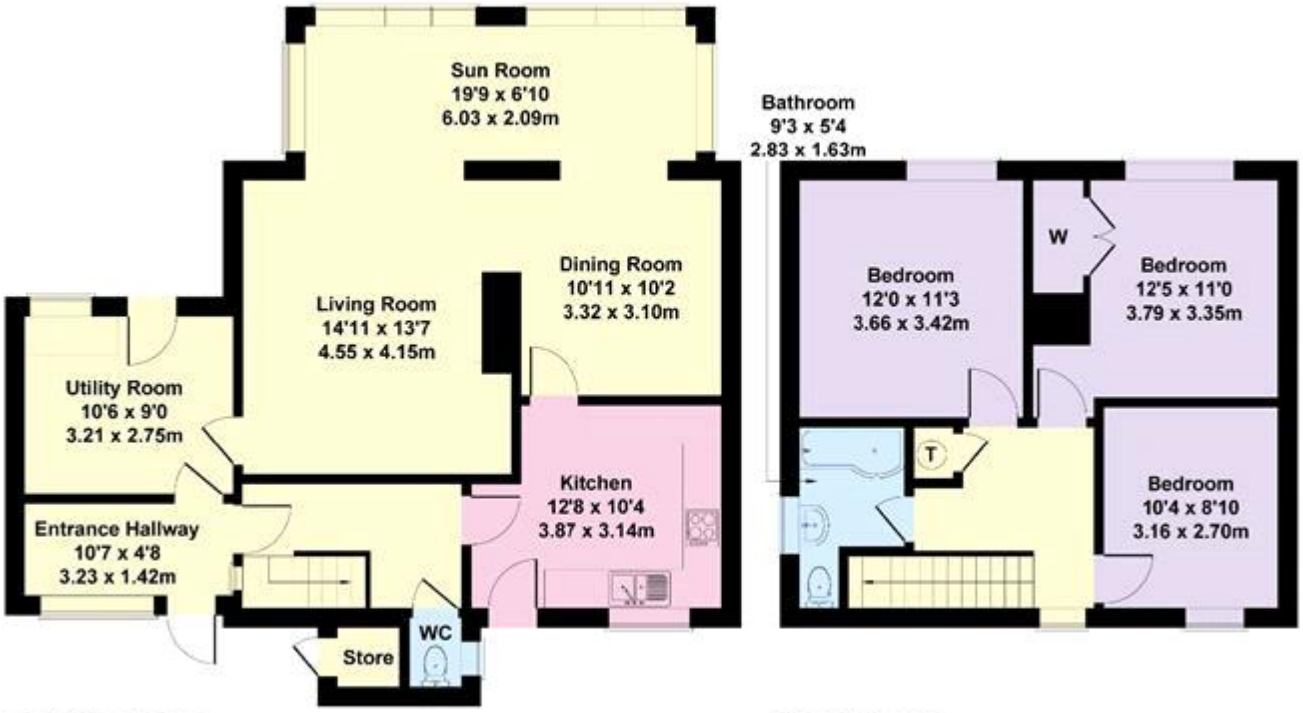
Door into	
Entrance Hallway *w: 3.23m x l: 1.42m*	Door and window to front, shelving, radiator, laminate floor. Door to rear leading into:
Utility *w: 3.21m x l: 2.75m*	Door and window to rear with views of Cader Idris, 2 base units, stainless steel and drainer with stone effect worktops, space for washing machine, and tumble dryer, space for fridge, radiator, laminate floor.
Inner Hallway *w: 3.25m x l: 1.95m*	Window to side, coved ceiling, understairs storage, wood effect tiled floor.
WC	Window to side, low level W.C., wash hand basin, heated towel rail/radiator, tiled flooring.
Kitchen/Breakfast Room *w: 3.9m x l: 3.12m*	Door and window to front, 8 wall units, 7 base units under granite effect worktops, 1 1/4 composite sink and drainer, space for electric cooker with extractor hood above, space for fridge, space for freezer, space for dishwasher, tiled splash backs, radiator, tiled flooring.
Open Plan Sitting/Dining Room *w: 7.19m x l: 5.57m*	Windows to rear and side with stunning views of Cader Idris mountain range, coved ceiling central pillar with integral flame effect fireplace and space for TV, 3 radiators, part laminate/part carpet.
First Floor Landing *w: 2.83m x l: 2.92m*	Window to space, coved ceiling, access to roof space, airing cupboard, radiator, carpet.
Bedroom 1 *w: 3.29m x l: 3.55m*	Window to rear with views, coved ceiling, panelled feature wall, radiator, carpet.
Bedroom 2	Window to rear with views, coved ceiling, fitted cupboards, radiator, carpet.
Bedroom 3 *w: 2.61m x l: 3.04m*	Window to front with views, coved ceiling, radiator, carpet.
Bathroom *w: 1.62m x l: 2.84m*	Window to side, fully tiled walls, p-bath with mains power shower above, shower screen, low level W.C., vanity unit, heated towel rail/radiator, tiled flooring.
Outside	Driveway for 2 vehicles to front.

Enclosed garden area with tiled patio area.

Side gate to rear terraced garden with paved and gravelled patio area, steps leading down to an artificial lawn area.

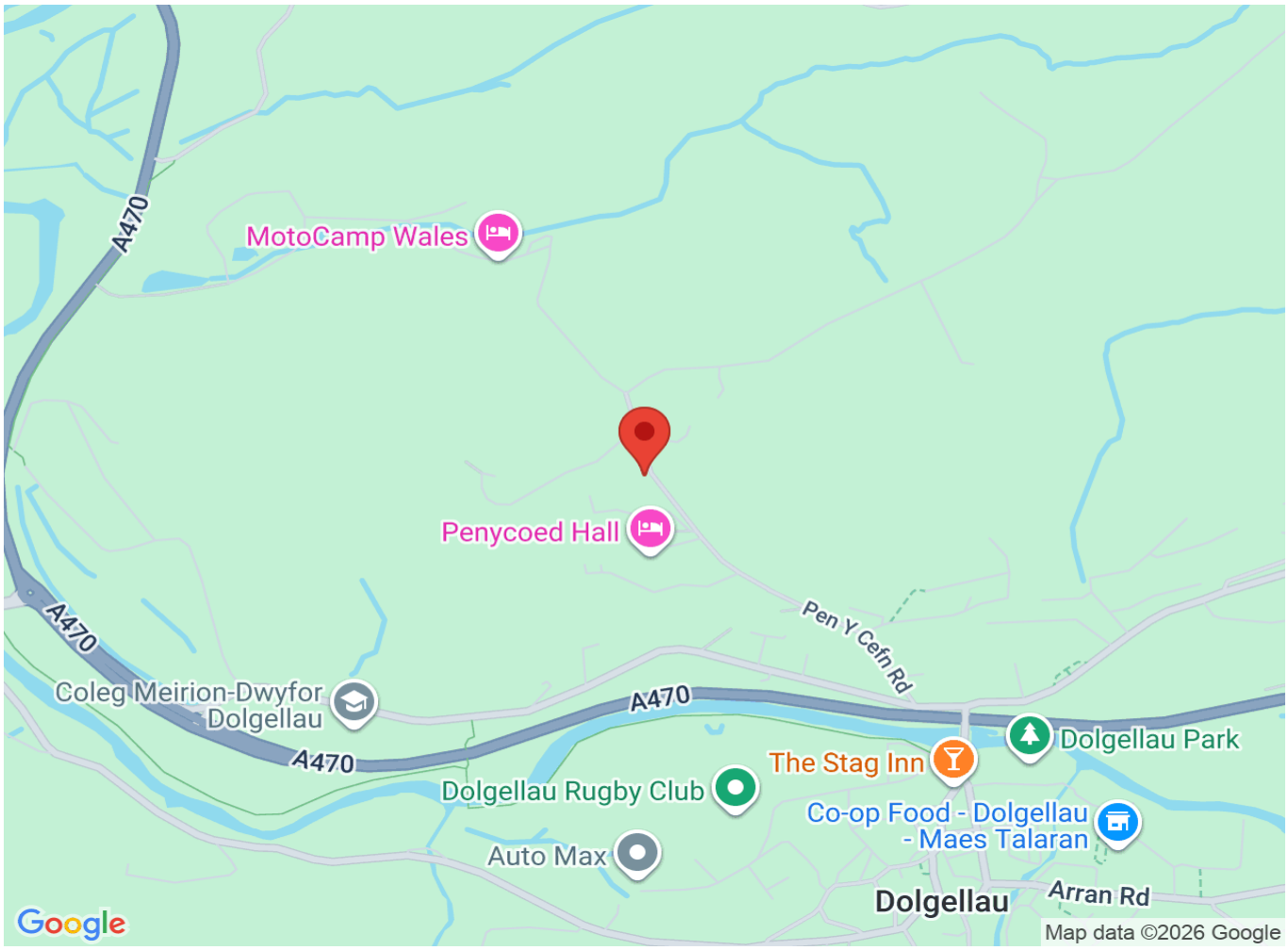
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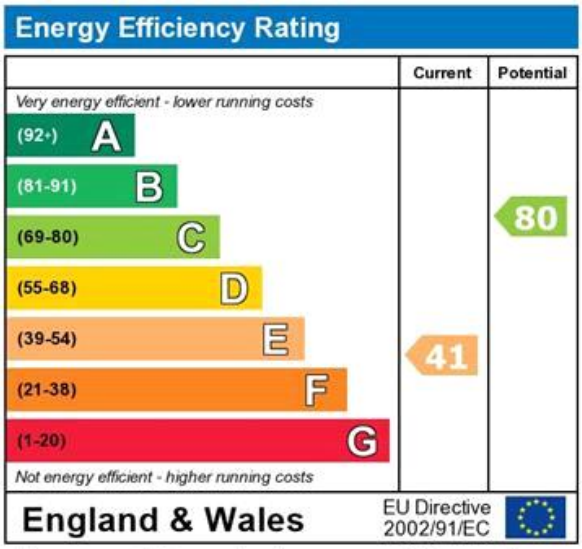
Approximate Gross Internal Area
1378 sq ft - 128 sq m



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

Location


A470
MotoCamp Wales
Penycoed Hall
Pen Y Cefn Rd
A470
Coleg Meirion-Dwyfor Dolgellau
A470
A470
Dolgellau Park
The Stag Inn
Dolgellau Rugby Club
Co-op Food - Dolgellau - Maes Talaran
Auto Max
Dolgellau
Arran Rd
Google
Map data ©2026 Google



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:	C - £2,189.38
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3351

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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The Property Ombudsman