2 Wenallt View, South Street, Dolgellau, LL40 1NL

OIRO £169,950

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

Two bedroom cottage
Grade II Listed
Recently Refurbished
Sitting/Dining Room
Kitchen
Recently refitted shower room
Useful attic room with staircase
Courtyard patio area
EPC Exempt

2 Wenallt View is an extremely well-presented and substantially refurbished two-bedroom Grade II Listed cottage, together with an additional attic room, of traditional construction beneath a slated roof. The current owners have undertaken an extensive programme of renovation and improvement throughout, bringing the property to a very good standard. The kitchen remains the final area requiring completion and provides an excellent opportunity for a new owner to install a kitchen of their own choice and specification.

The property offers well-proportioned accommodation throughout and is ready for immediate occupation. Further benefits include gas-fired central heating and an enclosed courtyard-style patio to the rear, providing a pleasant outdoor seating area.

Conveniently situated approximately 0.2 miles from the centre of Dolgellau, the property enjoys a position on the edge of the town whilst remaining within easy walking distance of its range of amenities.

The accommodation is accessed from the front into an entrance hallway, with stairs rising to the first-floor landing. A doorway to the right leads into the sitting/dining room, featuring an attractive fireplace housing a woodburning stove. From here, a further doorway and serving hatch provide access through to the kitchen at the rear of the property, which is fitted with a range of units. A rear door provides direct access to the enclosed courtyard.

To the first floor are two bedrooms and the shower room. From the landing, a further staircase leads to the attic room, which benefits from Velux roof windows and provides useful additional space with potential for a variety of uses, subject to individual requirements.

2 Wenallt View offers an excellent opportunity to acquire an attractive and substantially improved character cottage, ideally suited to a variety of purchasers, including first-time buyers seeking their first home or those looking to downsize whilst remaining within convenient walking distance of Dolgellau and its amenities. The combination of character features, modern improvements and the opportunity to complete the kitchen to individual taste makes this a particularly appealing proposition.

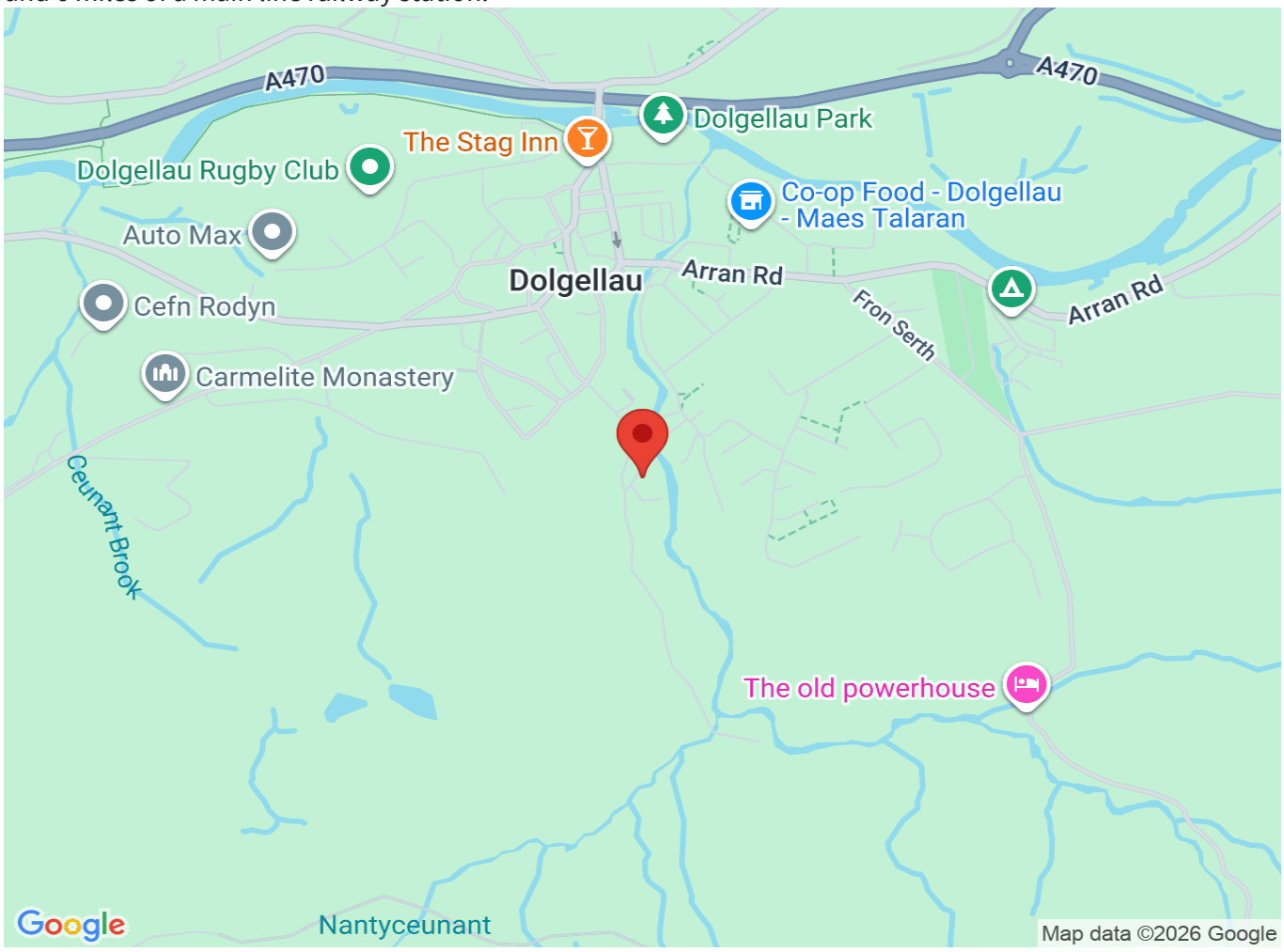
Location
The ancient market town of Dolgellau sits within an area of outstanding natural beauty set in the Southern Snowdonia National Park, at the foot of the Cader Idris mountain range. Dolgellau is an excellent base for walkers and outdoor pursuits. The town offers a range of everyday amenities including 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: B - £1,915.71
Tenure: Freehold
Parking options: Off Street
Electricity supply: Mains
Heating: Gas Mains, Woodburner
Water supply: Mains
Sewerage: Mains
Restrictions: Listed building

Hallway *w: 1.11m x l: 3.68m*	Door to front, radiator, meter cupboard, coat hooks, part cushion flooring and part carpet, carpeted staircase to first floor landing.
Sitting/Dining Room *w: 4.54m x l: 5.49m*	Window to front with deep sill, coved ceiling, built in cupboards with shelving, open feature fireplace with exposed stone lintel and wood burning stove inset on a raised slate hearth, wall lights, ceiling downlights, 2x radiators, under stairs storage cupboard, serving hatch leading to kitchen, carpet. Double doors into:-
Kitchen *w: 4.43m x l: 3.91m*	'L' Shaped room, door to rear leading into enclosed courtyard, Velux windows to rear, window to side and rear, 7x base units below a tiled worktop, built in cupboards, 2 1/4 stainless steel sink, tongue and groove ceiling and part tongue and groove and part tiled walls, serving hatch to sitting room, plumbing for washing machine and space for cooker and space for tumble dryer, space for fridge, Vaillant combi boiler, radiator, tiled flooring.
First Floor Landing *w: 1.62m x l: 3.85m*	Window to rear, carpet.
Bedroom 1 *w: 2.71m x l: 2.99m*	Window to rear, radiator, carpet.
Bedroom 2 *w: 2.34m x l: 3.17m*	Window to front, radiator, carpet.
Shower Room *w: 1.86m x l: 2.98m*	Window to front, large walk-in tiled shower with mains shower, pedestal wash hand basin, low level WC, LED illuminated mirror with shaver socket, mainly tiled walls, extractor fan, heated towel rail/radiator, cushion flooring.
*	Carpeted staircase from landing leading to:-
Attic Room *w: 4.35m x l: 4.57m*	Velux window to front, window to rear, vaulted ceiling, radiator, exposed floorboards.
Outside	To the rear of the property there is an enclosed courtyard.

Location

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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:	B - £1,915.71
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS2883

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