6 Gwern Y Grug, Dolgellau, LL40 1PD

OIRO £157,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Semi Detached Property
3 Bedrooms
Fully Modernised and Refurbished
Sitting Room
Kitchen/Dining Room
Bathroom
Subject to Local Occupancy Clause
EPC Rating TBA

6 Gwern Y Grug is a well-presented three-bedroom semi-detached property of traditional construction beneath a slated roof, which has undergone a comprehensive programme of modernisation and improvement during the current vendors' ownership over the past six years.

The property now offers comfortable, modern accommodation and is ready for immediate occupation, with only some decorative finishing required to suit individual tastes. Works undertaken include a complete rewire, installation of a new boiler, replacement kitchen and bathroom, together with a reconfiguration of the ground floor layout to create a separate sitting room and a spacious kitchen/dining room, featuring French doors opening onto the rear garden.

The property would appeal to a wide range of prospective purchasers, particularly first-time buyers or families seeking to move from a smaller property into a more spacious home, without the expense and inconvenience of undertaking extensive renovation works.

The accommodation is entered via a front entrance into a hallway, with stairs leading to the first-floor landing. To the left is a separate sitting room, whilst to the rear of the property is a generous kitchen/dining room, fitted with a well-equipped range of units, integrated appliances and a range cooker, with French doors providing direct access to the rear garden.

To the first floor, the landing provides access to three bedrooms, comprising two double bedrooms and a further single bedroom, together with a modern family bathroom.

Externally, the property enjoys a pleasant rear garden incorporating a patio seating area, with steps leading up to a lawned section. There is also a useful outbuilding providing storage facilities, alongside a separate area with plumbing for a washing machine.

Situated within a popular residential area, the property represents an excellent opportunity for first-time buyers or families seeking a well-maintained home offering more generous accommodation, with the benefit of significant improvement works already completed.

Viewing is highly recommended to fully appreciate the accommodation and improvements on offer.

Local Occupancy Clause: A Local Occupancy Clause applies to the property, whereby prospective purchasers must have lived or worked within the county of Gwynedd for a minimum period of three years immediately preceding the purchase.

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: On Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

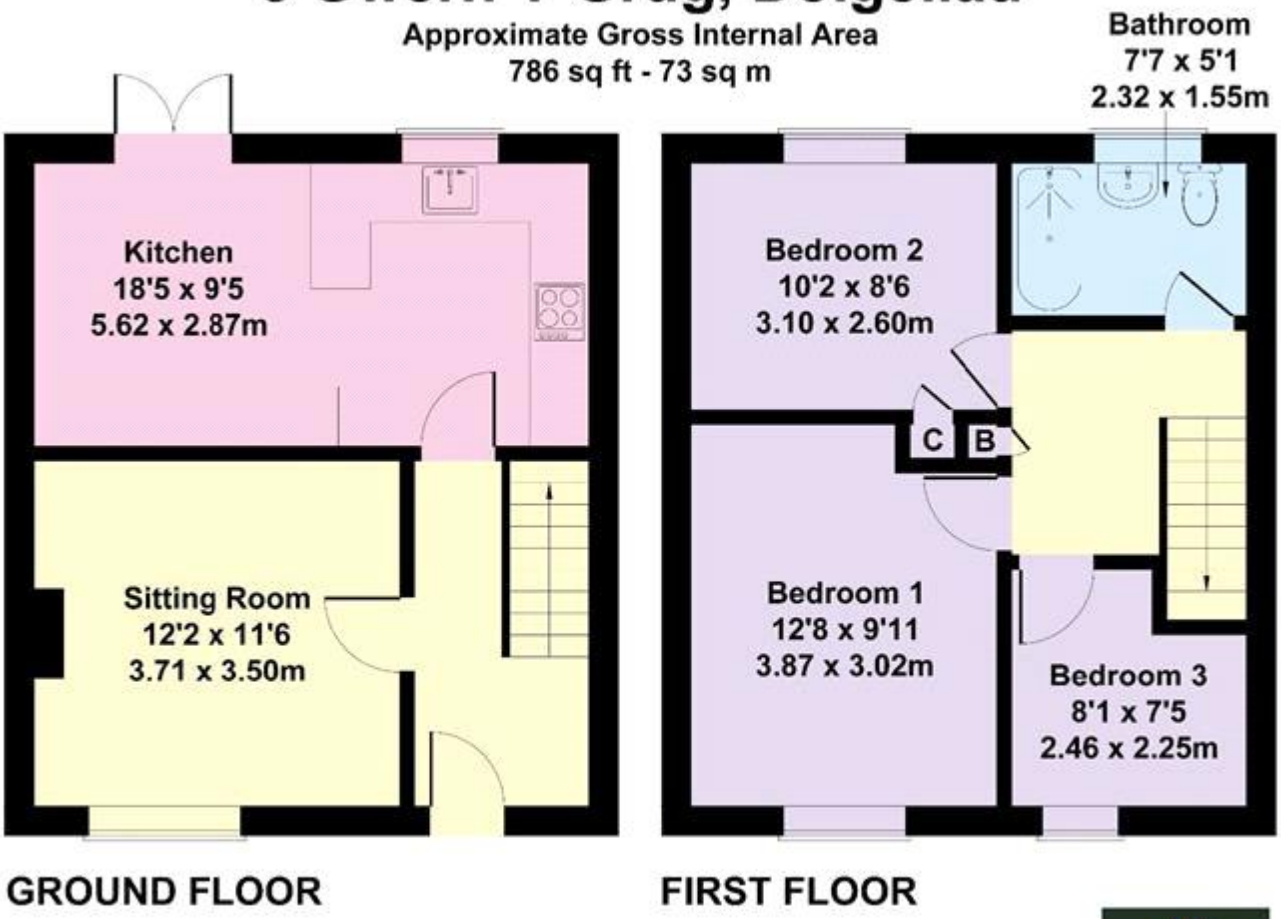
Hallway *w: 1.73m x l: 3.55m*	Door to front, vertical radiator, laminate floor.
Sitting Room *w: 3.71m x l: 3.5m*	Window to front with far distant mountain views, open fireplace with timber lintel and slate tiled hearth, radiator, laminate floor.
Open Plan Kitchen/Dining Room *w: 5.62m x l: 2.87m*	French doors to rear, window to rear, ceiling downlights, 5 wall units, 12 base units under Quartz worktop, to include integral dishwasher, socket tower, Belfast sink, extractor hood, integral microwave, warming drawer, integral full length space for fridge and freezer, pull out pantry cupboard, breakfast bar, radiator, laminate floor.
Landing *w: 1.83m x l: 2.4m*	Access to loft, airing cupboard with Worcester combi boiler and radiator, carpet.
Bedroom 1 *w: 3.87m x l: 3.02m*	Window to front with views over the town and countryside beyond, radiator, carpet.
Bedroom 2 *w: 2.6m x l: 3.1m*	Window to rear, built-in wardrobe, radiator, carpet.
Bedroom 3 *w: 2.46m x l: 2.25m*	Window to front with views over the town and countryside beyond, radiator, carpet.
Bathroom *w: 2.32m x l: 1.55m*	Window to rear, ceiling downlights, panel bath with mains 'rainfall' showerhead above, shower screen, circular sink with unit below, low level W.C., fully tiled walls, heated towel rail/radiator, tiled floor.
Outside	To the front: steps leading up to front door, gravel and lawn seating areas, gated side access leading to rear garden. To the rear: Paved patio with steps leading up to lawn embankment above.
Outbuilding 1 *w: 1.31m x l: 0.77m*	Utility. Door to side, plumbing for washing machine, concrete floor.
Outbuilding 2	Storage.

w: 2.33m x l: 1.74m

Window to front, window to rear, electric, concrete floor.

6 Gwern Y Grug, Dolgellau

Approximate Gross Internal Area
786 sq ft - 73 sq m



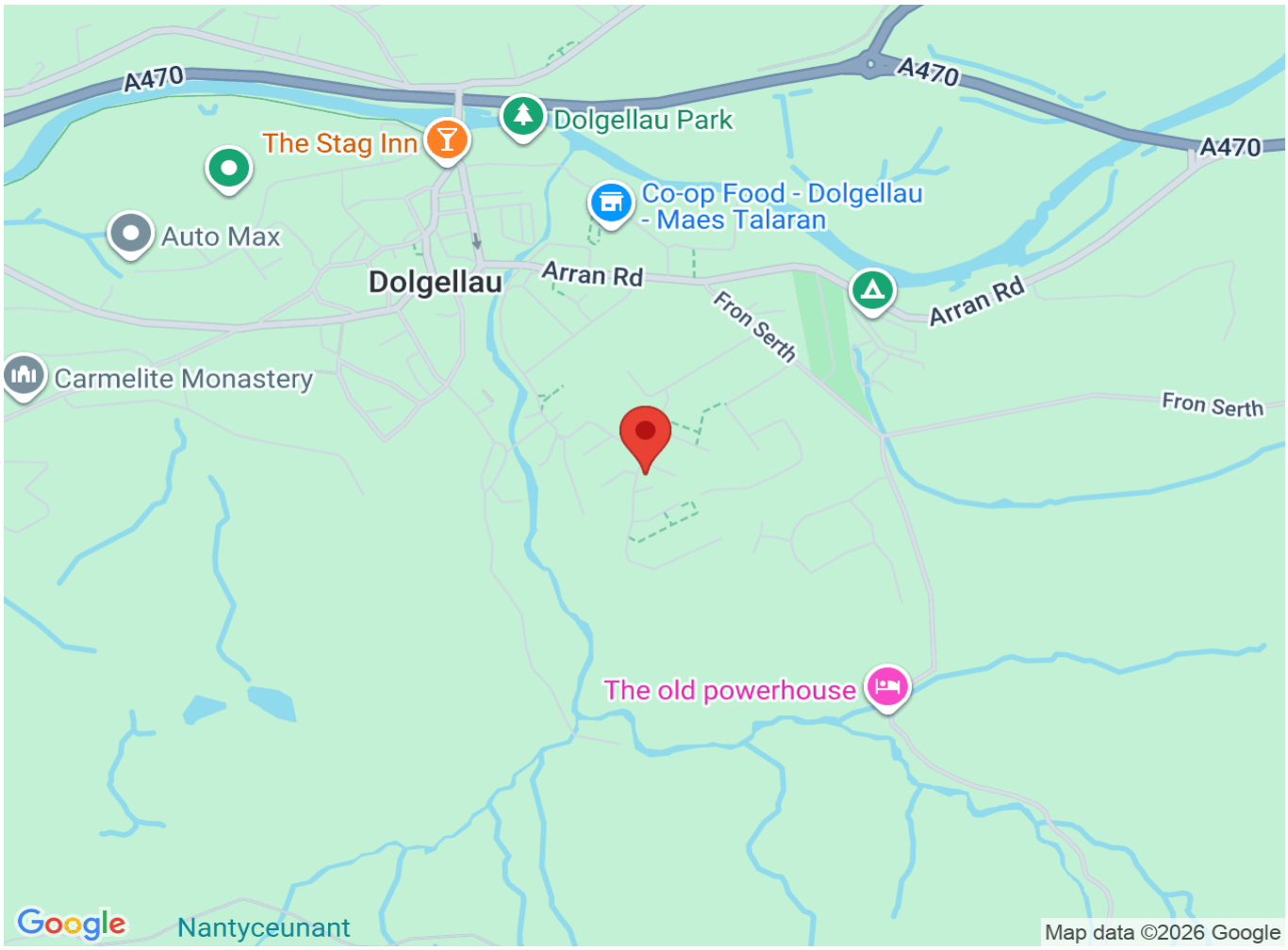
GROUND FLOOR

FIRST FLOOR

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

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Location


A470
A470
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Dolgellau Park
The Stag Inn
Co-op Food - Dolgellau - Maes Talaran
Auto Max
Dolgellau
Arran Rd
Arran Rd
Fron Serth
Fron Serth
Carmelite Monastery
The old powerhouse
Google
Nantyceunant
Map data ©2026 Google

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:	RS3356

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