2 Frondeg, Corris, Machynlleth, SY20 9TW

OIRO £194,950

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

2 Bedroom Terraced Property
Sitting Room
Kitchen/Dining Room
Bathroom

Elevated position with stunning views
Front terrace and rear garden
Recently refurbished to include solar panels and new heating
Current EPC Rating B

2 Frondeg is a beautifully presented two-bedroom mid-terraced property of traditional slate construction beneath a slated roof, having undergone a comprehensive programme of modernisation and improvement during the current vendors' ownership to create a comfortable, ready-to-occupy home.

The improvements include the installation of a new heating system throughout, incorporating high heat retention heaters, together with solar panels, contributing to an impressive EPC rating of B. Further benefits include UPVC double glazing throughout, a wood-burning stove in the sitting room and a solid-fuel Rayburn in the kitchen.

Occupying an elevated position above the lane, the property enjoys far-reaching views across the valley and surrounding countryside. These attractive views can be appreciated from the front-facing rooms as well as the pleasant terrace to the front of the property.

The accommodation is entered via the front door into the sitting room, which enjoys pleasant outlooks and features a wood-burning stove. A door leads through to the kitchen/dining room, which incorporates the staircase to the first-floor landing, a door providing access to the rear garden and a further doorway leading into the bathroom.

To the first floor are two well-proportioned bedrooms, with the front bedroom particularly benefiting from the attractive countryside views.

To the rear, the property enjoys a spacious and appealing garden, featuring established shrubs and plants to create a pleasant outdoor space. There is a right of way across the back of the terrace for neighbours to gain access to their gardens for maintenance, gas deliveries etc.

The property is conveniently situated within close proximity to the popular village of Corris and a short distance from the market towns of Dolgellau and Machynlleth, offering access to a range of local amenities and services.

Viewing is highly recommended to fully appreciate the quality of the improvements, the attractive setting and the far-reaching views on offer. This appealing home is ready for immediate occupation and is likely to attract a variety of buyers seeking a well-presented property in a desirable village location.

Location
Corris is a charming and highly sought-after village nestled within the Dyfi Valley at the southern edge of Eryri (Snowdonia) National Park. Surrounded by beautiful woodland, it is a haven for walkers, mountain

bikers and outdoor enthusiasts, with the renowned Cader Idris nearby. Ideally positioned between the market towns of Machynlleth and Dolgellau, the village enjoys a strong sense of community and serves as an excellent base for exploring the spectacular surrounding countryside. Local amenities include a village shop and café, a traditional pub and a primary school.

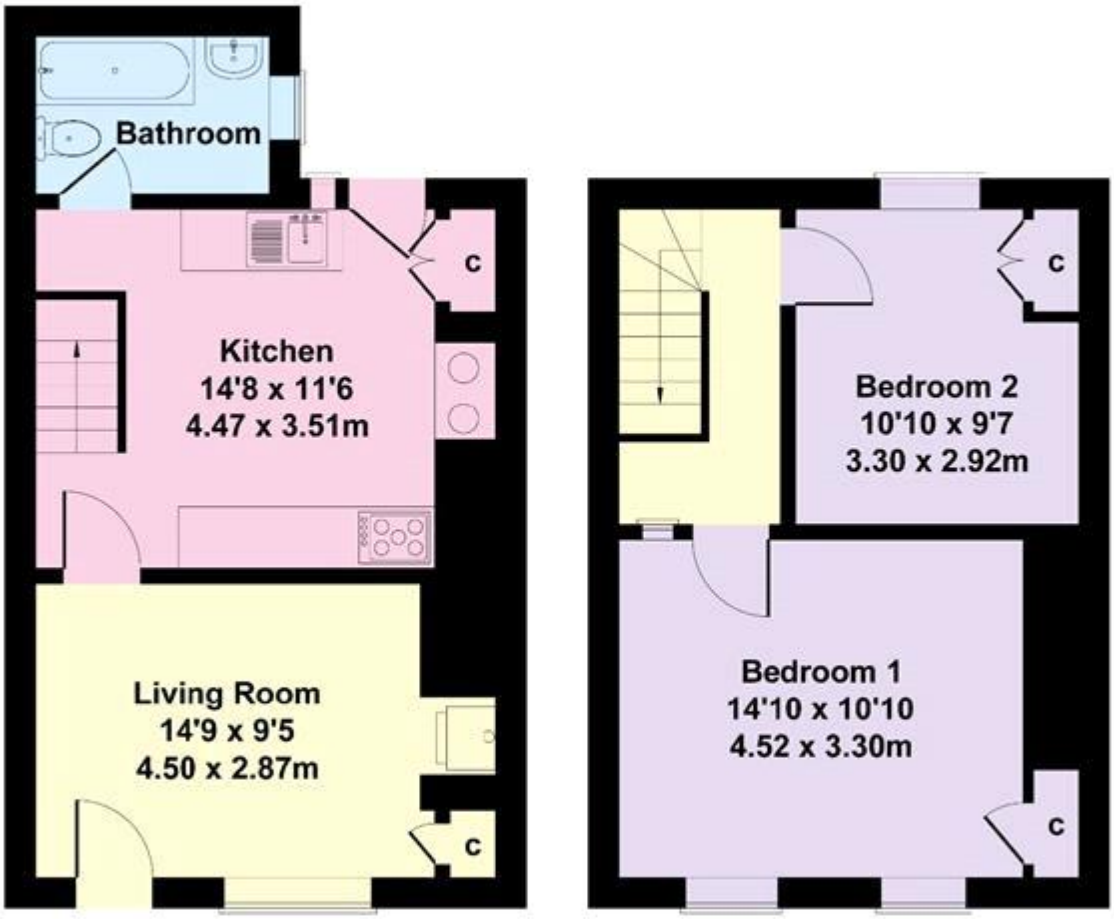
What3Words - ///books.earl.stall

Council Tax Band: B - £1,915.53
Tenure: Freehold
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Night Storage, Woodburner, Solar
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Sitting Room *w: 4.84m x l: 2.75m*	Door and window to front with stunning views, exposed beams, slate feature chimney breast with open fireplace housing multifuel stove, cupboard housing solar panel controls, high heat retention electric storage heater, slate flagstone flooring.
Kitchen/Dining Room *w: 4.37m x l: 3.38m*	Door and window to rear, exposed beams, 3 base units under butcher block style worktops, ceramic 1 1/4 sink and drainer, with 1 base unit under granite worktop, space for washing machine, space for slimline dishwasher, built-in cupboard with shelving above, slate feature chimney breast housing solid fuel Rayburn, space for range style stove, space for fridge/freezer, high heat retention electric storage heater, slate flagstone flooring.
Bathroom *w: 1.85m x l: 0.97m*	Window to side, fully tiled walls, panelled bath, electric shower with shower screen, wash hand basin, low level W.C., extractor fan, heater towel rail/radiator, tiled flooring.
First Floor Landing *w: 3.2m x l: 1.42m*	Electric panel heater, internal stained glass window into Bedroom 1, carpet.
Bedroom 1 *w: 4.39m x l: 3.17m*	Two windows to front with views, built-in cupboard, ornamental cast iron fireplace with slate surround, electric panel heater, carpet.
Bedroom 2 *w: 2.78m x l: 3.17m*	Window to rear, decorative fireplace and built-in cupboard housing hot water tank, electric panel heater, exposed painted floorboards.
Outside	The property is approached via slate steps leading to an elevated terrace and attractive rockery garden, featuring floral borders and a variety of mature shrubs and bushes. From this elevated position, far-reaching views across Corris village and the surrounding valley can be enjoyed. To the rear, a small courtyard area provides access to further slate steps leading up to a gravel pathway which runs behind the terrace. A right of way extends along the pathway to the far end of the terrace. Beyond this is a generous garden, predominantly laid to lawn and enclosed by slate fencing. Mature trees and established shrubs line the boundaries, providing a good degree of privacy to the patio seating area situated at the upper end of the garden.

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Approximate Gross Internal Area
672 sq ft - 62 sq m

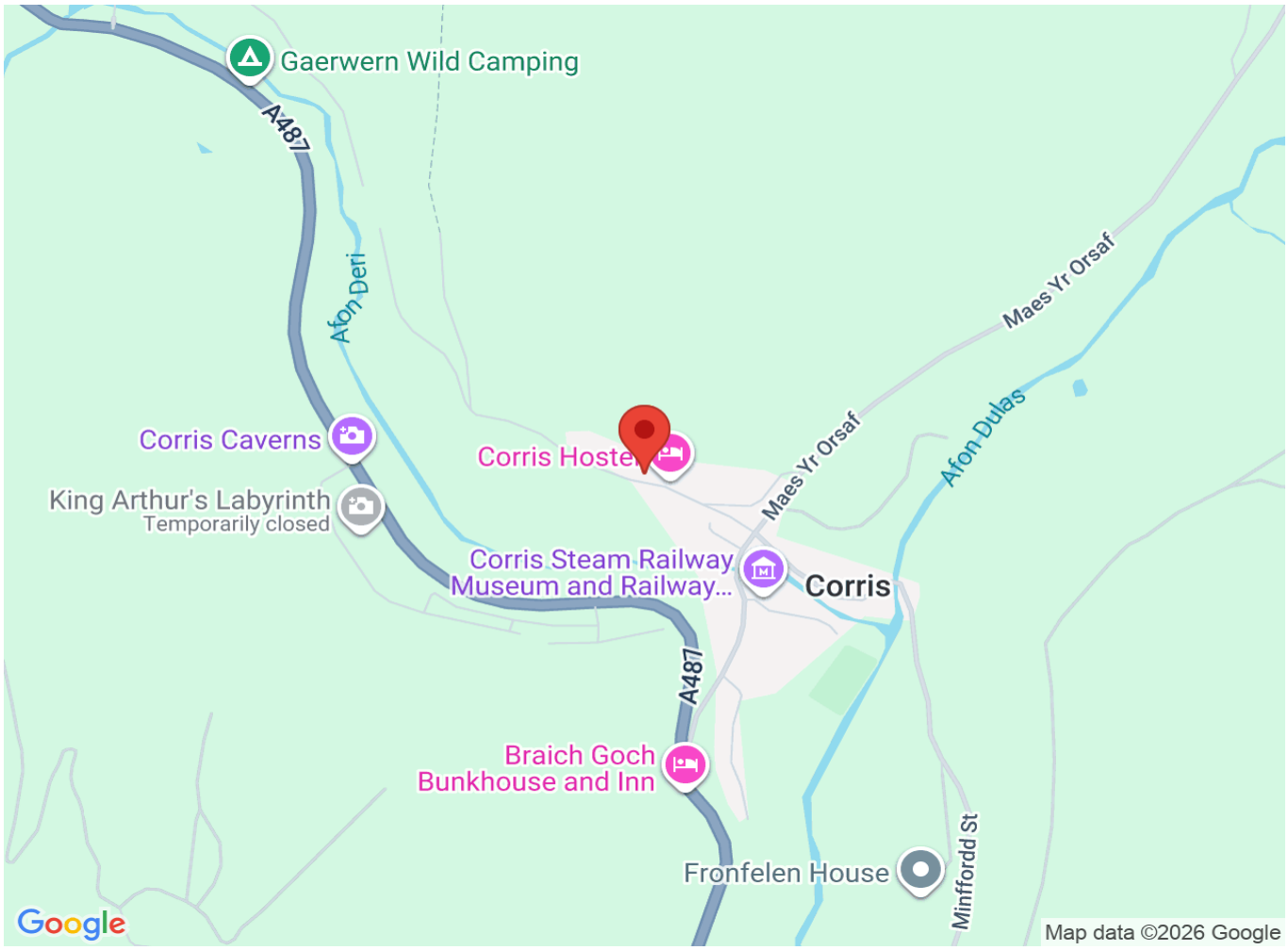


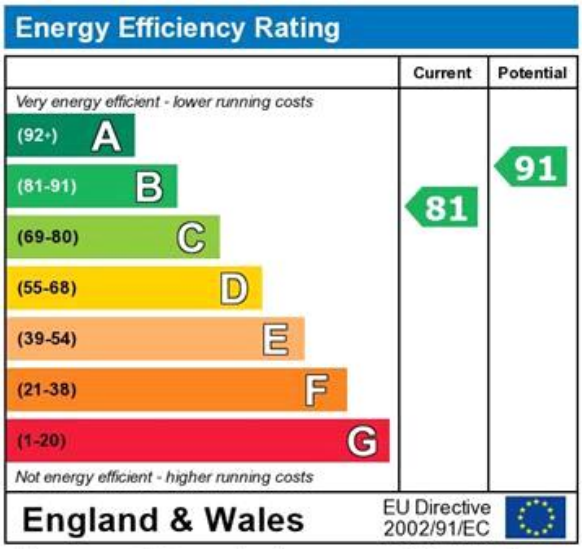
GROUND FLOOR **FIRST FLOOR**

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

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Location


Gaerwern Wild Camping
A487
Afon Deri
Corris Caverns
King Arthur's Labyrinth
Temporarily closed
Corris Hostel
Maes Yr Orsaf
Afon Dulas
Corris Steam Railway
Museum and Railway...
Corris
A487
Braich Goch
Bunkhouse and Inn
Fronfelen House
Minffordd St
Google
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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:	B - £1,915.53
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3342

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