

WALTER LLOYD JONES & CO Ltd

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Offers in the region of £223,000

Bron Y Graig, Hospital Drive, Dolgellau, LL40 1PL



- Semi-Detached House
- Detached Garage
- Gardens
- Off Road Parking
- Sitting Room
- Kitchen/Dining Room
- Sun Room
- Utility/WC
- 3 Bedrooms
- Bathroom
- UPVC Windows & Doors
- EPC Rating:

Bron y Graig is a semi-detached property built C1939 of rendered brick construction under a slated roof and has recently built extension to the rear. The property has been fully renovated to a high standard by the present owners to include a large kitchen/dining room, rear garden/sun room and utility room, fully double glazed and new bathroom. The renovations have been carried out sympathetically and has retained much of the original character of the property with leaded double glazing and original restored parquet flooring to the hallway and sitting room.

Viewing is highly recommended to appreciate the quality of this property.

Bron Y Graig, Hospital Drive, Dolgellau, LL40 1PL

Front door into:

Vestibule

0.99m x 1.32m (3'3" x 4'4")

Quarry tiled flooring.

Fully glazed door into:

Hallway

3.33m x 2.24m (10'11" x 7'4")

Window to front, coved ceiling, built in shelving understairs, radiator, original parquet flooring.

From hallway door into:

Sitting Room

4.19m x 4.22m (13'9" into bay x 13'10")

Large bay window to front with open countryside views, ceiling rose, coved ceiling, fireplace housing gas coal effect fire, radiator, original parquet flooring.

From hallway fully glazed door into:

Kitchen/Dining Room

6.60m x 3.18m (21'8" x 10'5")

Door to rear, window to rear, internal window to rear, ceiling spot lights, 12 wall units (including 6 glass front units) open shelving, 14 base units under a butchers block effect worktop, tiled splash back, built in double electric oven, inset 4 ring gas hob with extractor hood above, pull out larder drawer, integral fridge freezer, integral dishwasher, stainless steel sink and drainer, radiator, cushion flooring.

From kitchen/dining room door into:

Sun Room

2.36m x 2.18m (7'9" x 7'2")

Window to side, French Doors to rear (leading into rear garden), cushion flooring.

From sun room door into:

Utility

2.13m x 2.06m (7'0" x 6'9")

Window to rear, 2 base units under a butchers block style worktop, space for fridge, space for washing machine and tumble dryer, cushion flooring.

From Utility door into:

WC

1.98m x 0.91m (6'6" x 3'0")

Low level WC, Worcester Combi Boiler, cushion flooring.

From hallway carpeted stairs up to:

Landing

2.51m x 2.59m (8'3" x 8'6")

Window to side, access to roof, carpet.

From landing door into:

Bathroom

1.80m x 2.57m (5'11" x 8'5")

Window to rear, extractor fan, panel Jacuzzi bath with electric shower, shower screen, fully tiled walls, pedestal hand wash basin, low level WC, heated towel rail/radiator, cushion flooring.

From landing door into:

Bedroom 1

3.33m x 3.56m (10'11" x 11'8")

Window to front, coved ceiling, built in 2 x double wardrobes and cupboards, radiator, carpet.

From landing door into:

Bedroom 2

3.56m x 3.20m (11'8" x 10'6")

Window to rear, coved ceiling, built in triple wardrobe, radiator, carpet.

From landing door into:

Bedroom 3

2.59m x 2.11m (8'6" x 6'11")

Window to front, radiator, carpet.

Outside

To the Front: Double gated drive with ample parking, terraced lawn areas with planted borders. To the Rear: Paved patio area with raised lawn area, raised gravel area and raised vegetable plots.

Detached Garage

5.08m x 2.57m (16'8" x 8'5")

Double door to front, window to rear, door to side, electricity, concrete flooring.

Services

MAINS: Electric, Gas, Metered Water and Drainage.



Sitting Room



Kitchen/Dining Room



Sun Room



Utility



Bedroom 1



Bedroom 2



Bathroom



Front Garden



Rear Garden



Directions

From our Dolgellau Office follow the one way system onto Smithfield Street at the top bear left onto Arran Road, after approx 1/4 mile turn right (after the pelican crossing), turn right where the property is located on the left hand side.

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 provides, a small cottage hospital, primary & secondary schools, a tertiary college as well as restaurants, pubs, library, rugby & cricket clubs and is within 10 miles of the coast and 6 miles of a main line railway station.

Location



VIEWING BY APPOINTMENT WITH AGENTS WALTER LLOYD JONES

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NOTE: 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.

LOCAL AUTHORITY: Gwynedd Council, Cae Penarlwg, Dolgellau. Tel: 01766 771000 Council Tax Band: D

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