



# RE/MAX

## PROPERTY HUB



**Former Ambulance Site Fron Serth, Dolgellau, LL40 1LH**

**Price guide £325,000**

**SOLD WITH NO ONWARD CHAIN - DEVELOPMENTS OPPORTUNITY**

An exciting opportunity for a developer/builder to purchase a potential development site measuring approximately over an acre on the periphery of the beautiful Town of Dolgellau.

## Full description

### LOCATION - DOLGELLAU

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. The town provides a small cottage hospital, primary and secondary schooling, a tertiary college, a good selection of pubs and restaurants, shops, a library along with rugby and cricket clubs. The opportunity is ideally located for those who love a variety of outdoor pursuits including walking, climbing, fishing and bird watching. For water sport enthusiasts, the property is an easy drive to the coast with its stunning beaches and sheltered harbours overlooking Cardigan Bay.

**SERVICES** - We have been advised that the property has the benefit of mains water, drainage and electricity.

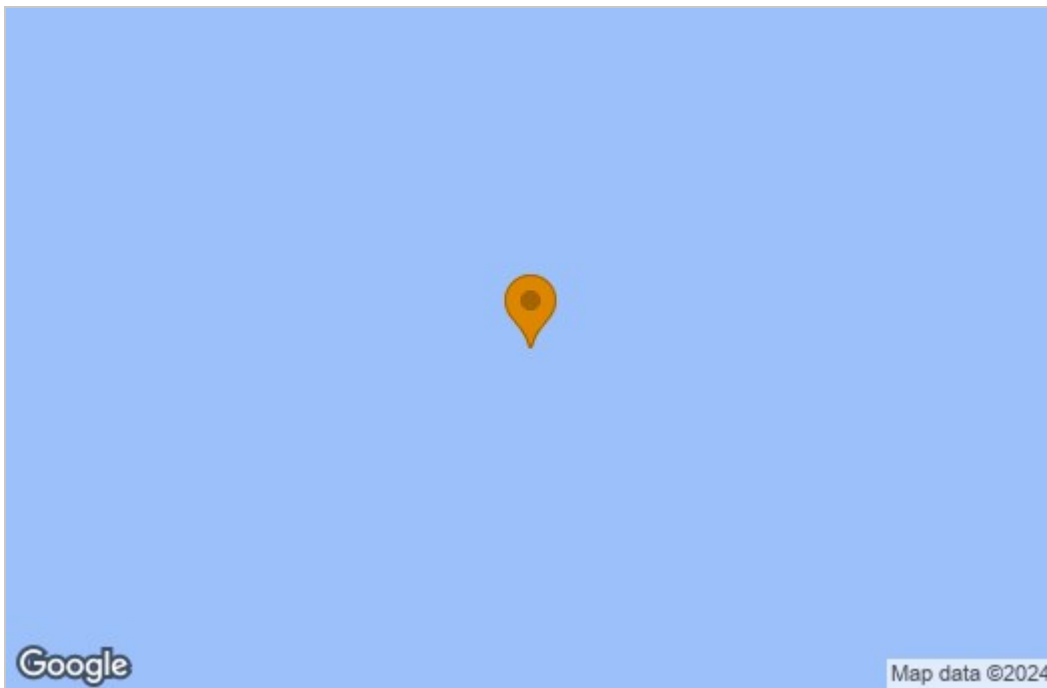
**TENURE** - We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

**LEGAL COSTS** - Each party will be responsible for their own legal costs incurred in this transaction.

## Floor Plan



## Area Map



## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.