



# RE/MAX

## PROPERTY HUB



### 5 Meyrick Square, Dolgellau, LL40 1LT

**£170,000**

What a great opp for first-time buyers, or holiday let or investment on buy-to-let - Number 5 Meyrick Square is a charming two-bedroom mid-terrace cottage of traditional stone construction under a slated roof—benefitting from deceptively spacious accommodation with gas-fired central heating and UPVC double glazing. To the rear of the property is a pleasant enclosed courtyard with room for a small table and chairs.

Located within approximately 350 yards of the main town square, it is well-placed for all of its amenities. The property would appeal to those seeking either their first home or those looking to downsize to a property within the town

## The Brief

What a great opp for first-time buyers, or holiday let or investment on buy-to-let - Number 5 Meyrick Square is a charming two-bedroom mid-terrace cottage of traditional stone construction under a slated roof—benefitting from deceptively spacious accommodation with gas-fired central heating and UPVC double glazing. To the rear of the property is a pleasant enclosed courtyard with room for a small table and chairs.

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## The Accommodation

The accommodation briefly comprises:- Sitting room, kitchen/dining room, first floor with two bedrooms and bathroom. Externally there is a pretty enclosed courtyard.

### Sitting Room

Door to front, 2 windows to front, exposed beams, tiled feature fireplace with coal flame effect gas fire, understairs storage, radiator, carpet.

### Kitchen/Breakfast Room

Door to rear, window to rear, access to roof space, 5 wall units, 3 base units under a granite effect work top, 1 1/4 composite sink and drainer, tiled splashback, space for an automatic washing machine, space for cooker, extractor above, space for fridge freezer, radiator, quarry tiled floor.

### Landing

Velux window to rear, exposed 'A' frame, airing cupboard housing a Worcester combi boiler, carpet.

### Bedroom 1

Window to front, deep window sill, built-in wardrobe, exposed 'A' frame and beam, radiator carpet.

### Bedroom 2

Window to front, exposed 'A' frame and beam, access to roof, radiator, carpet.

### Bathroom

Window to rear, panelled bath with electric shower above, shower screen, partly tiled walls, low level W.C., vanity unit incorporating a wash hand basin, shaver socket, mirrored wall unit, heated towel rail, carpet.

## The Key Aspects

Council Tax Band: B: £1551.57

Tenure: Flying Freehold - Flying Freehold whereby Bedroom 2 and Bathroom go over the adjoining property

## Outside

Enclosed rear courtyard, raised borders.

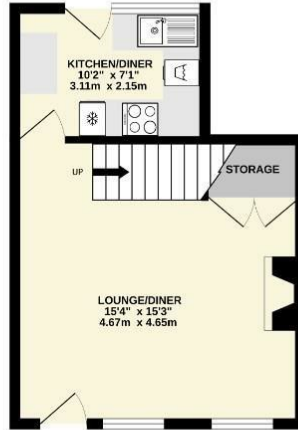
## Services

MAINS: Gas, Electricity, Water and Drainage.



# Floor Plan

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



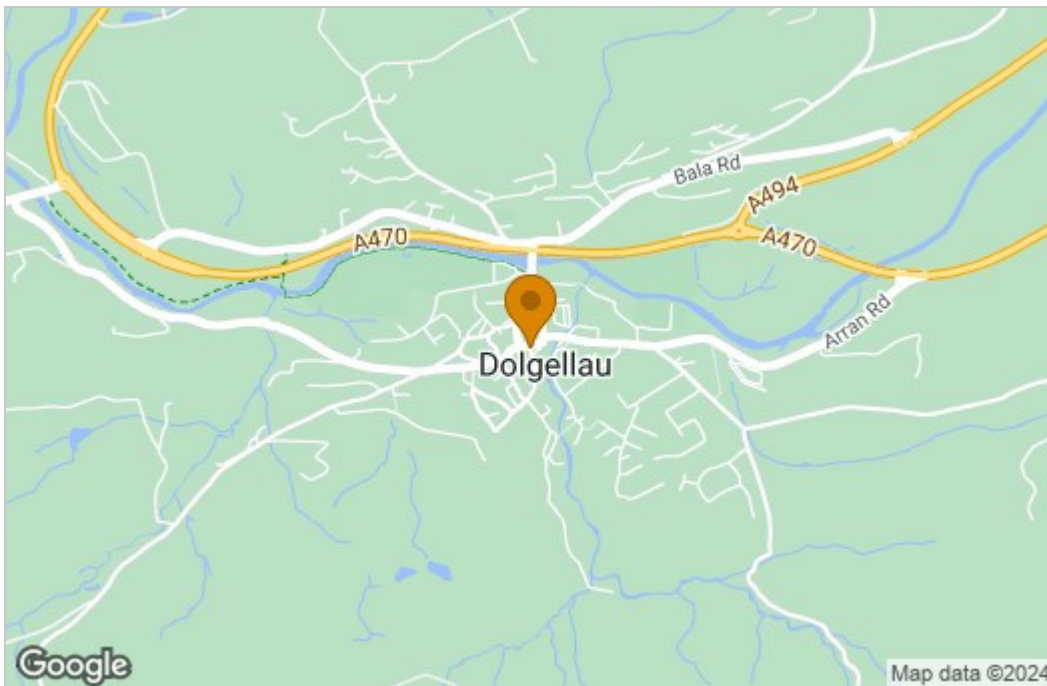
1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">89</span>  <span style="font-size: 2em; font-weight: bold;">69</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.