



**South Street
Dolgellau, LL40 1NP**

Guide Price £550,000

Gao
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MAIN FEATURES:

- **Spacious Detached House in Riverside Location**
- **Two Reception Rooms and Modern Garden Room**
- **Kitchen/Breakfast Room and Utility Room**
- **Four Bedrooms**
- **Downstairs Shower Room and Upstairs Bathroom**
- **Large Garden and Woodland of Approx 1 Acre**

Nestled in a peaceful riverside setting on the edge of Dolgellau, this charming four-bedroom detached home offers space, character and a wonderful lifestyle opportunity. Set within approximately one acre of mature gardens and woodland, the home provides a wonderful balance of indoor and outdoor living. The inviting entrance hall leads seamlessly into a spacious dining area, while the modern garden room, complete with wood burner, creates a warm and versatile space for year-round enjoyment. The ground floor also features two well-proportioned bedrooms and a contemporary shower room, making it ideal for flexible family living.

The kitchen and breakfast room offer a welcoming hub of the home, complemented by a cosy lounge with its own wood burner. Upstairs, two further bedrooms and a family bathroom complete the accommodation. With stunning surroundings and generous grounds, this property is perfectly placed for those seeking tranquility and space in a truly enviable location.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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