



Tom Parry

Hafod Uchaf , Dolgellau, LL40 2UR

Auction Guide £210,000

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Panoramic views, total privacy and only the sound of wildlife is on offer here. Combine with sizeable gardens, original stone staircase, cosy nooks and crannies - and the result is Hafod Uchaf. Splendidly isolated, and nestled within rolling hills is the 2 bedroom Welsh stone cottage. The property benefits from character features throughout including exposed beams, stone fireplaces and a croglift. Recent additions include oil fired central heating, new kitchen and shower room and updated electrics throughout. The cottage is in good condition and requires only the finishing touches to create the perfect "away from it all" home. Hafod Uchaf is a rare gem.

Accommodation comprises: (all measurements are approximate)

Stable entrance door leading to

IMPORTANT INFORMATION

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GROUND FLOOR

ENTRANCE HALLWAY

Radiator, door leading to

LOUNGE

7.42 x 5.84 (24'4" x 19'1")

Large feature stone inglenook fireplace with wood burning stove and original bread oven, exposed beams, dual aspect windows to front and rear, wooden doors leading to

KITCHEN

3.72 x 2.79 (12'2" x 9'1")

Fitted with a range of wall and base units with laminate worktop including single sink and drainer unit, electric oven with hob and extractor hood above, space and plumbing for washing machine/dishwasher, exposed beams, window to front, vinyl flooring

INNER HALLWAY

with exposed beams, doors leading to

LIVING ROOM

3.77 x 5.03 (12'4" x 16'6")

Large feature stone inglenook fireplace with wood burning stove, exposed stone wall, croglift, door leading to attached green house, window to side with amazing countryside views, radiator, fitted carpet

SHOWER ROOM

Contemporary suite comprising walk in shower, low level w.c., pedestal wash hand basin, radiator, cupboard housing pre-lagged hot water cylinder with immersion fitted, window to side, vinyl flooring

FIRST FLOOR

LANDING

Spacious landing with window to front, large storage cupboards and fitted carpet

BEDROOM 1

3.36 x 4.23 (11'0" x 13'10")

Exposed beams, dual aspect windows to front and rear with far reaching countryside views, built in storage, radiator, rear stone staircase leading down to lounge

BEDROOM 2

3.46 x 4.21 (11'4" x 13'9")

Exposed beams, window to front with far reaching rural views, built in storage, radiator

EXTERNAL

The approach to the cottage is via a single track lane approximately 2 miles from the village of Bontddu.

Once arrived at the property a gated access from an unmade track leads to the front yard and paved patio. There is a garden laid to lawn to the side and rear.

Outbuildings include a stone built shed, 2 timber sheds and a lean to stone store.

Oil tank.

Views from the garden are uninterrupted and far reaching - a wealth of colour, landscape and sky.

LOCATION

The property is located 2 miles from the village of Bontddu, half way between the coastal resort of Barmouth and the historic town of Dolgellau. Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breath taking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax. For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.

SERVICES

Mains electricity, private water supply, private drainage.

ADDITIONAL INFORMATION

Hafod Uchaf is in a remote location and the post code will not take you to the property. To this end accompanied viewings only - please do not try and drive by property beforehand.

Gwynedd Council tax band E







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Energy rating		F	
Valid until:	22 November 2023	Current number:	0563 3915 0209-5247-1200
Property type		Detached house	
Total floor area		122 square metres	

