



Dolbebin

Blaenau Ffestiniog | LL41 4ED

£375,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT









# Dolbebin

Blaenau Ffestiniog | LL41 4ED

A very spacious refurbished detached bungalow in a lovely village location with a beautiful garden and fantastic rural and mountain views. This 3 bedroom bungalow has undergone a complete transformation by the current owners to produce a lovely modern home presented to a very high standard with stunning kitchen/diner, lovely lounge with wood burning stove and a raised terrace with glass balustrade overlooking the garden. The 3 double bedrooms are spacious, one with en-suite; there is a large utility room, garage and large storage area under the terrace.

The good sized gardens are a real treat, stocked with mature trees, bushes and shrubs and bordering onto open countryside with lovely rural and mountain views. To the front there is driveway parking for 4 cars.

The property is extremely energy efficient with cavity wall insulation, solar panels, oil fired central heating and double glazing throughout. It was also rewired in 2022. This beautifully presented property is ready for new owners to move in and enjoy. It is being sold with the benefit of NO ONWARD CHAIN.

The property is in a lovely tucked away tranquil location in the pretty village of Gellilydan in the heart of the Snowdonia National Park.

- Refurbished 3 bedroom bungalow
- Beautifully presented to a very high standard
- Family bathroom and en-suite
- Large garage and ample driveway parking
- Village location in Snowdonia National Park
- Lovely private well stocked garden with rural views
- Large living room with wood burning stove
- Stunning kitchen/diner plus utility
- Solar panels generating £700 per annum
- NO ONWARD CHAIN





### Entrance Hall

Spacious, bright and welcoming with engineered oak flooring and large cupboard for boots, shoes and coats. Doors off to the main accommodation.

### Living Room

18'10" × 16'7" (5.75 × 5.07)

With engineered oak flooring and cosy wood burning stove. Patio doors lead out to the raised terrace beyond and there are lovely garden, countryside and Mynydd Maentwrog mountain views.

### Kitchen/Diner

18'4" × 12'4" (5.6 × 3.78)

Very stylish newly refitted kitchen/diner with a range of wall and base units with quartz worktop over. There are high quality appliances including: AEG induction hob, NEFF extractor, AEG oven, integrated dishwasher and fridge freezer and double Belfast sink. There is ample space for a dining table and French doors open to the raised terrace which is the perfect area for alfresco dining.

### Utility Room

10'0" × 7'1" (3.07 × 2.17)

All the noisy appliances can be tucked away in this useful room which also has lots of additional storage space. There is a tiled floor, pantry cupboard and shelving, plus space for fridge freezer, space and plumbing for a washing machine and a sink and drainer and work counter. A window looks over the garden and there is a door into the garage.

### Principal Bedroom

14'0" × 11'11" (4.28 × 3.64)

A kingsize bedroom with new carpet, built in wardrobe and window to the front with views of fields and the Moelwyns.

### Bedroom 2

15'5" × 10'0" (4.72 × 3.07)

A further king sized bedroom with new carpet, window to the side and door to en-suite shower room.

### En-suite to Bedroom 2

9'2" × 2'7" (2.81 × 0.8)

With tiled floor and white suite comprising of low level WC, shower, hand basin and heated towel rail. There is a window to the side.

### Bedroom 3

12'0" × 10'9" (3.66 × 3.29)

A third king sized bedroom with new carpet and window to the side.

### Bathroom

6'11" × 6'5" (2.12 × 1.97)

With tiled floor and walls and white suite comprising of low level WC, hand basin in vanity unit, bidet, bath with shower over and heated towel rail. There is a window to the front.

### Garage

25'3" × 9'8" (7.7 × 2.96)

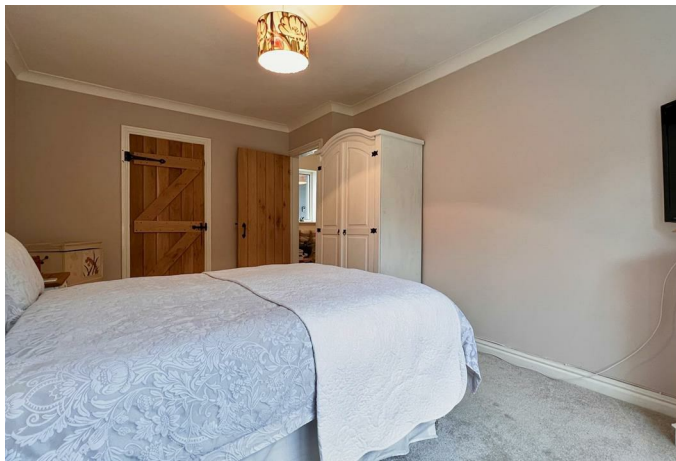
in addition to driveway parking for 4 cars, there is a large attached garage with up and over door, door into utility and double glazed windows to the side and rear. The garage benefits from power, lighting and has space for a tumble drier.

### Exterior

To the front there is a large driveway with space for up to 4 cars. There are lawns to the front and back. At the front is a seating area and weeping cherry tree. To the rear there is a raised terrace with glass balustrade accessed from the lounge and kitchen. Steps lead down to the lawns where there are well stocked borders with mature trees, shrubs and flowers. There are apple and plum trees, a wooden









gazebo and lovely rural and mountain views.

Under the patio runs a large storage area.

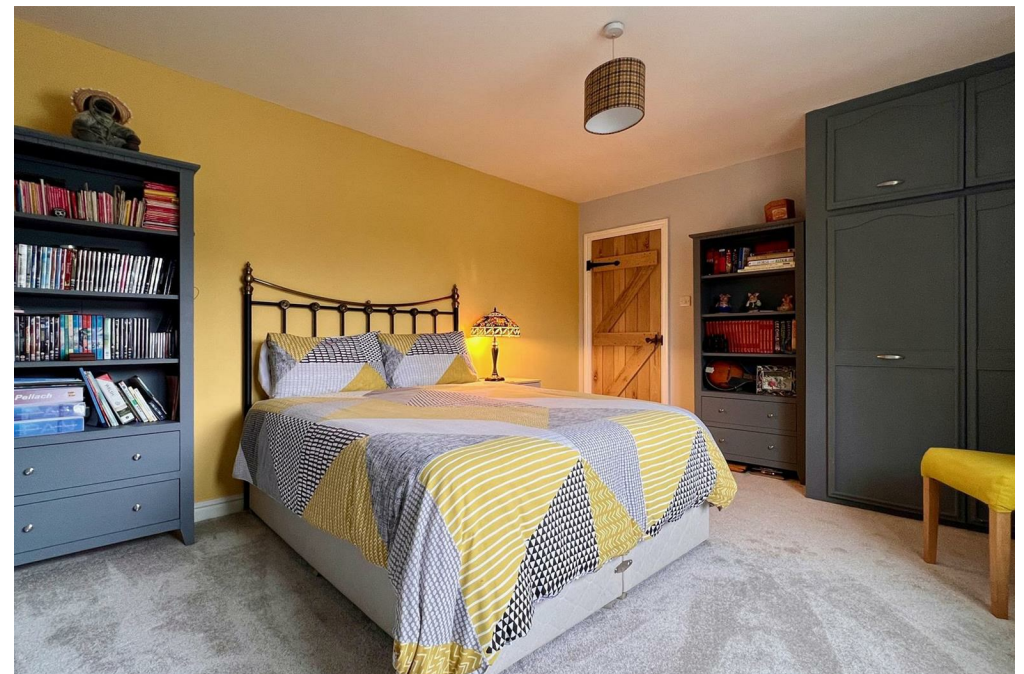
#### **Additional Information**

The property is connected to mains electricity, water and drainage. It benefits from oil fired central heating (new tank) and solar panels to the roof which in addition to providing energy to Dolbebin also generate approximately £700 per year cash back.

The property was rewired in 2022, it has insulated cavity walls and all the flooring and carpeting is newly installed. There is a boarded loft over the garage and a partially boarded loft in the main house.

#### **Location**

Dolbebin is located in the charming semi rural village of Gellilydan nestled within Eryri National Park and just a short stroll from 'Y Bryn' Arms. The village has open countryside with public footpaths leading towards Trawsfynydd Lake on the doorstep and is the perfect location for lovers of the countryside. It is just 4 miles away from the amenities of Blaenau Ffestiniog and 9 miles from the larger town of Porthmadog with its picturesque harbour and marina and range of shops and supermarkets.







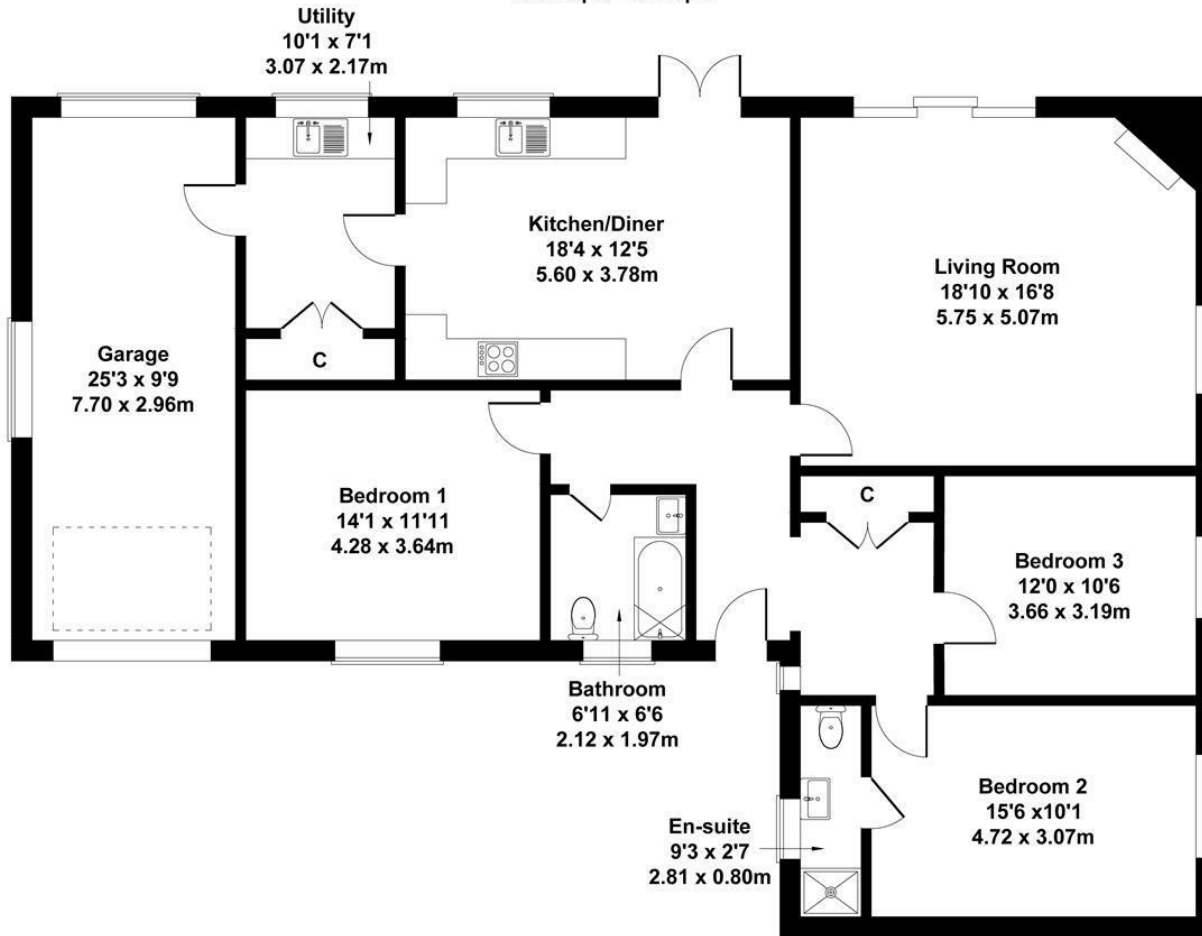






# Dolbebin

Approximate Gross Internal Area  
1636 sq ft - 152 sq m



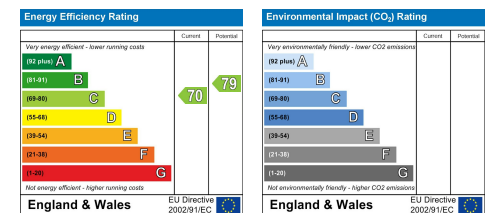
**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.















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