



**Tom Parry**

Bala Road, Dolgellau, LL40 2YF

**£375,000**

# Bala Road, Dolgellau, LL40 2YF

A beautifully presented four-bedroom detached stone cottage set in a peaceful position on the edge of Dolgellau, offering character, charm, and far-reaching views towards the surrounding hills. This attractive home blends traditional Welsh craftsmanship with comfortable modern living, creating an inviting retreat in the heart of Snowdonia.

The ground floor features a warm and welcoming layout, with a spacious living room centred around a feature fireplace, exposed beams, and deep stone walls that highlight the cottage's heritage. A country-style kitchen provides ample workspace and room for family dining.

Upstairs, the property offers four well-proportioned bedrooms, over two floors, each enjoying pleasant outlooks over the gardens or countryside. Two bedrooms are to be found on the first floor with a family bathroom and added benefit of an additional space, currently being used as a games area. The principal bedroom feels especially serene on the top floor, with a dressing area/relaxing space and en-suite shower room. The final bedroom is also to be found here.

Outside, the cottage sits within an enclosed private hard-scaped garden, perfect for low maintenance and easy living. There is ample space for outdoor seating, play areas and even a hot tub (which can be included in the sale). There is private parking to the rear of the property.

The setting offers a wonderful sense of privacy while remaining within easy reach of Dolgellau's shops, cafés, and scenic walking routes.

A charming and spacious stone cottage in a highly sought-after Snowdonia location — ideal as a family home, peaceful retreat, or lifestyle move.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## GROUND FLOOR

### Entrance Hallway

Slate floors, stairs to upper floors, under stairs storage, doors leading to

### Kitchen

2.88 x 4.45 (9'5" x 14'7")

Fitted with a comprehensive range of wall and base units including 1 1/2 sink and drainer unit, integrated oven with hob and extractor hood above, integrated dish washer, wooden worktops, tiled splash backs, window to front aspect over looking garden, radiator, slate flooring

### Lounge

5.08 x 4.41 (16'7" x 14'5")

Large inglenook fireplace with log burning stove ( currently not in use ), fitted carpet, two windows to front aspect with original deep sill ledges

## FIRST FLOOR

### Landing

Window to front, radiator, opening into

### Games Room

2.63 x 3.01 (8'7" x 9'10")

Flexible space currently being used as a games room with door leading to outside.

### Bedroom 1

3.26 x 4.48 (10'8" x 14'8")

Window to front, fitted carpet, radiator

### Bathroom

1.46 x 2.51 (4'9" x 8'2")

Coloured suite comprising panelled bath, wash hand basin with storage cupboard below, low level W.C., partially tiled walls, laminate flooring, window to front

### Bedroom 2

2.856 x 4.36 (9'4" x 14'3")

Window to front, fitted carpet, radiator

## SECOND FLOOR

### Dressing room

2.69 x 2.66 (8'9" x 8'8")

Useful storage area which compliments the master bedroom as a dressing suite or relaxation area, opening into

### Bedroom 3 (Master Suite)

3.36 x 3.96 (11'0" x 12'11")

Fitted carpet, window to front, generous built in storage

### En-suite

1.99 x 2.50 (6'6" x 8'2")

Suite comprising shower, wash hand basin, low level W.C., fully tiled walls

### Bedroom 4

3.04 x 4.63 (9'11" x 15'2")

Fitted carpet, window to front

## EXTERNAL

Shared driveway leads to the property with parking to the rear for 2 vehicles.

To the front is an enclosed private hardscaped garden with ample space for al-fresco living and dining.

Currently there is also a hot tub in place - which can be included as part of the sale by negotiation.

## LOCATION

The property is located in Dolgellau which is to be found at the foot of Cadair Idris. This historic market town is rich in architecture and offers a wonderful selection of independent shops, cafés, and good restaurants. The town also benefits from excellent schools, a further education college, and good public transport links.

Nearby, Coed y Brenin Forest Park is renowned for its mountain biking centre and waymarked walking trails through spectacular forest scenery.

The seaside town of Barmouth is just a 20-minute drive from Dolgellau, offering sandy beaches, coastal walks, and stunning views across Cardigan Bay.

## SERVICES

Mains water, drainage and electricity.

## MATERIAL INFORMATION

Freehold property of stone construction.

Currently used as a holiday let accommodation and receives small business rates relief.





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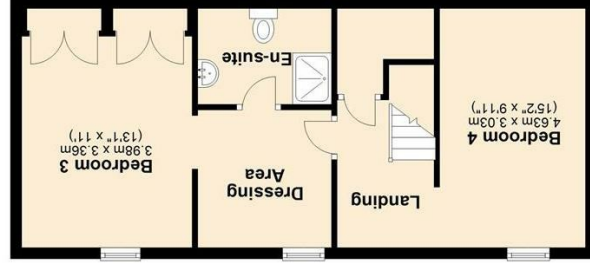
01766 780883  
tomparry.co.uk



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

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.

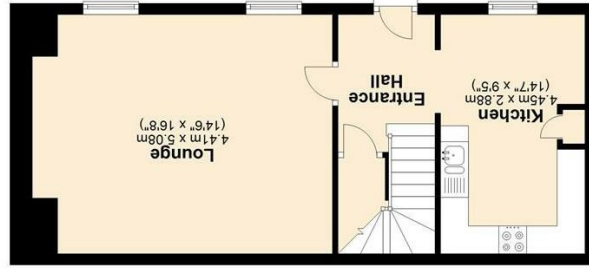
Total area: approx. 130.8 sq. metres (1407.9 sq. feet)



Second Floor  
Approx. 43.6 sq. metres (463.3 sq. feet)



First Floor  
Approx. 43.6 sq. metres (463.3 sq. feet)



Ground Floor  
Approx. 43.6 sq. metres (463.3 sq. feet)

EPC Awaited

