



FOR SALE

Offers in the region of £450,000

Dolgyfeiliau, Ganllwyd, Dolgellau, Gwynedd, LL40 2HY

Situated within the Snowdonia National Park this 18th century traditional Welsh long house, with smallholding, set within approximately 13 acres of its own mature grounds, with around one mile of river frontage. Dolgyfeiliau Farm retains many character features including exposed stone walls, beamed ceilings and deep sills with the modern benefit of double glazing and central heating. Commanding an idyllic riverside position, the residence offers accommodation comprising a boot room, kitchen, dining area, lounge and shower room to the ground floor, three bedrooms to the first floor and an attached studio located to the side of the property. A particular feature is the extensive external area which provides surrounding established woodland, lawned gardens, footbridge over to island on the river, natural lake, two paddocks, substantial workshop and two car ports, wood store, elevated decked terrace located over the river. There is a private water supply and septic tank.





- **Welsh Long Cottage**
- **Character 3 Bedroom Property**
- **Within approx 13 Acres**
- **1 Mile River Frontage**
- **Within Snowdonia Park**

STABLE DOOR

Leading into

BOOT ROOM

12'4 x 10'7

With exposed stone walls, plumbing and space for washing machine, oil boiler, space for a fridge and freezer, double glazed window to the front elevation, door to

KITCHEN

18'9 x 9'9

With butler sink, wooden work surfaces, exposed stone work to three walls, beamed ceiling, space for electric cooker, space for fridge freezer, recently installed wood burning stove proving heating and hot water, double glazed rear access door, tiled floor, opening into

DINING ROOM

18'0 x 10'0

Double glazed windows to the front and rear elevations, central heating radiator, double glazed door leading out to the front porch.

LOUNGE

14'2 x 12'8

Two double glazed windows to the front elevation, central heating radiator, television point, cast iron wood burning stove set on slate hearth, with timber surround, beamed ceiling.

SHOWER ROOM

With walk in electric corner shower, wall mounted wash hand basin, low level W.C., double glazed window to the rear elevation, central heating radiator.

LANDING

BEDROOM ONE

18'8 x 10'6

Double glazed windows to the front and rear elevations, exposed beams to ceiling, central heating radiator, storage recess.

BEDROOM TWO

11'2 x 10'2

Double glazed windows to the front elevation, central heating radiator.

BEDROOM THREE

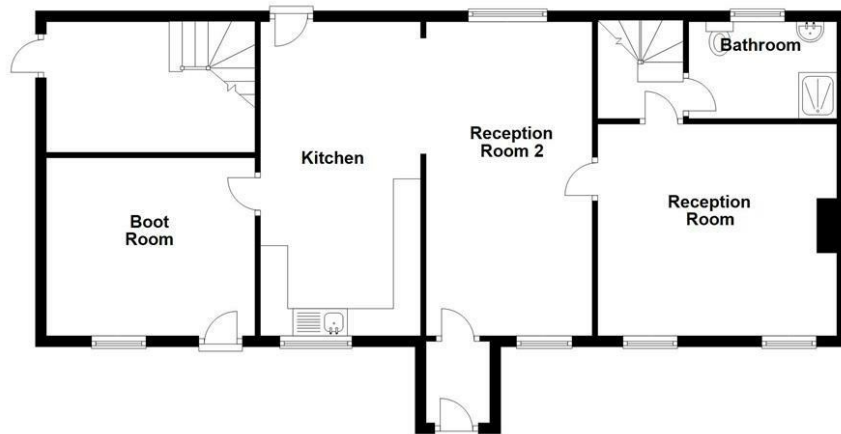
10'6 x 9'2

Double glazed window to the rear elevation, central heating radiator.



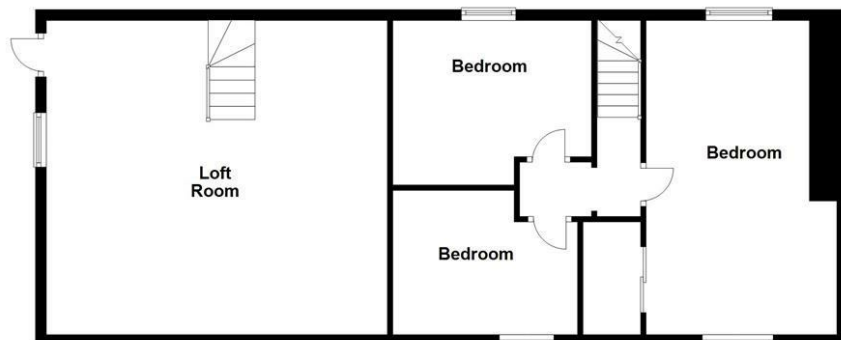
Ground Floor

Approx. 84.3 sq. metres (907.9 sq. feet)



First Floor

Approx. 84.2 sq. metres (906.7 sq. feet)



Total area: approx. 168.6 sq. metres (1814.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



EXTERNALLY

The property sits in a plot of approximately 13 acres., with around 1 mile of river frontage. With a five bar gate leading into a parking and turning area, carport, decked seating area overlooking the river, wood store, foot bridge across to island with views along the river. To the front of the property is a grassed area and a gate with access under the river bridge to further paddock area. Oil tank to the side of the property. Door to barn with stairs up to Mezzanine level measuring 17'2 x 23'5 with exposed beams, double glazed window to the side elevation, power and light. Externally there is a workshop 27'6 x 19'1 with carport area, gated private further parking area.

SERVICES

It is understood that mains electricity and oil central heating are connected to the property, along with private drainage via a septic tank, and spring water source. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Gwynedd County Council, Cae Penarlag, Dolgellau, Gwynedd, LL40 2YB Telephone Number - 01766 771000
The property is in Band 'D'

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel: 01938 555552.
Email: welshpool@halls.gb.com

DIRECTIONS

The postcode for the property is LL40 2HY
What3words reference is:
discusses.boost.beefed



MONEY LAUNDERING

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com



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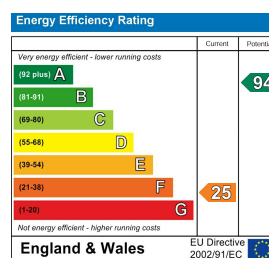
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



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