



FLAT 4, FRON OLAU, DOLGELLAU, LL40 2PS
Guide Price - £185,000



RG JONES

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Description

Flat 4 is a first-floor property of rendered construction under a slated roof. Being part of the former Fron Olau Country Hotel, situated on the outskirts of Dolgellau, the flat has been renovated to an extremely high standard to provide spacious and modern living accommodation. The Flat, benefits from a spacious open plan living room/kitchen/dining area, 3 bedrooms, one with ensuite and family bathroom . It must be noted that there is a local occupancy restriction (Section 106) on this property.

Accommodation:

- Entrance Hallway (4.14m x 4.04m)
- Bathroom (1.92m x 2.52m)
- Open Plan Sitting Room / Diner / Kitchen (3.65m x 7.72m)
- Bedroom 1 (3.47m x 3.72m)
- Ensuite Shower (0.86m x 2.51m)
- Bedroom 2 (3.47m x 3.74m)
- Bedroom 3 (4.19m x 3.00m)

Outside Communal Area:

To the front there is a gravel courtyard area, with steps leading up to a further enclosed lawn area. Parking.

Services

We have been informed that the property benefits from a main supply of electric, private water, LPG Gas and a shared septic tank. Each unit has its own Electric and Gas Meter. There is a Service charge for the septic tank, water treatment, some external lighting for car park and walkways, sprinkler maintenance and servicing, small amount of gardening to front areas. There will also be a charge divided between the 7 properties on site for the ongoing water treatment plan.



- **Former Hotel Conversion Renovated to High Standard**
- **Semi Rural Location & Countryside Views**
- **Communal Outside Space & Parking**

PROPERTY & PROFESSIONAL SERVICES

85 Stryd Fawr, Y Bala, LL23 7AE
01678 520495

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EPC Coming Soon



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Heating

The property is heated through gas central heating. The agent has tested no services, appliances or central heating system (if any).

Council Tax

TBC

Directions

From our office in Dolgellau, head south on Smithfield Street and then turn left onto Arran Road. In 0.2 miles turn right onto Fron Serth and continue for 1.1 miles. The property will be on your left.

W3W – jams.plod.mystery

Planning

We are not aware of any planning applications in place in relation to the property.

Wayleaves Easements & Rights Of Way

We are not aware on any wayleaves, easements nor right of way. The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Method of Sale

The property is to be offered for sale by private treaty.

Tenure & Possession

The leasehold (999 years) of the property is offered with vacant possession on completion of sale.

There is a local occupancy restriction on the property (Section 106).

Local Authorities

Parc Cenedlaethol Eryri/Snowdonia National Park

<https://www.eryri.llyw.cymru/>

Viewings

Strictly by confirmed appointment with the vendor's agents R G Jones – 01678 520495

Health & Safety

Given the potential hazards of property, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

DISCLAIMER

These particulars, whilst believed to be accurate, are set for guidance only and do not constitute any part of an offer or contract. Intending purchasers or purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise of their accuracy. No person in the employment of Farmers Marts (R G Jones) Ltd has the authority to make or give any representations or warranty in relation to the property.

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