

WALTER LLOYD JONES & CO Ltd

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Offers in the region of £170,000

The Shoe, 76 Belgrave Road, Fairbourne, LL38 2BQ



- **Detached Property**
- **Large Garden**
- **Off Road Parking**
- **EPC Rating: D**
- **3 Sitting Rooms**
- **Dining Room**
- **Kitchen**
- **Utility/Wash Room**
- **Downstairs WC**
- **5 Bedrooms**
- **Attic Room**
- **2 Bathrooms**

Built in 1906 The Shoe is a substantial, detached, imposing property of rendered construction under a slated roof, situated in a quiet location with panoramic views towards Barmouth, Mawddach Estuary and the Cader Idris Range. The property has been partially renovated to include new UPVC windows, central heating and re-rendered to the outside.

The property currently provides: 3 Sitting Rooms, Kitchen, Dining Room, Utility, 5 Bedrooms, Separate WC, Shower Room, Family Bathroom, Attic Room, Downstairs WC, Garage/Workshop.

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Porch way leading into:

Vestibule

2.01m x 1.17m (6'7" x 3'10")

Radiator, carpet tiled flooring.

Large Hallway

6.12m x 5.64m (20'1" x 18'6" max)

Picture rail, radiator, concrete floor.

Sitting Room 1

5.38m x 4.57m (17'8" x 15'0")

Bay window to front, coved ceiling, woodburner, radiator, concrete floor.

Sitting Room 2

4.55m x 4.29m (14'11" x 14'1")

Window to front, woodburner, radiator, concrete floor.

Sitting Room 3

4.17m x 3.12m (13'8" x 10'3")

Window to rear, radiator, concrete floor.

Kitchen

4.80m x 3.96m (15'9" x 13'0")

Window to side, 15 wall units, 13 base units under a marble effect worktop, space for Flavel Rangemaster cooker with extractor hood above, tiled splash back, integral dishwasher, composite sink and drainer, space for fridge freezer, larder unit, tiled flooring.

Dining Room

5.05m x 4.06m (16'7" x 13'4")

French doors to rear, internal French doors into hallway, radiator, stripped flooring.

Utility

3.15m x 1.57m (10'4" x 5'2")

Window and door to rear, LPG Worcester Combi Boiler (approx 12 months old), concrete floor.

Wash Room

2.44m x 1.98m (8'0" x 6'6")

Window to side, plumbing for 2 washing machines, space for tumble dryer, 2 wall units, radiator, tiled flooring.

Downstairs WC

Window to side, pedestal hand wash basin, low level WC, tiled floor.

Carpeted staircase up to:

Landing

Large window to front with sea views, airing cupboard with original shelving, radiator, stripped floor.

Bedroom 1

4.55m x 4.29m (14'11" x 14'1")

Window to front, radiator, carpet.

Bedroom 2

4.60m x 3.96m (15'1" x 13'0")

Window to front, radiator, carpet.

Bedroom 3

3.96m x 3.56m (13'0" x 11'8")

Window to rear with stunning views towards Barmouth, Maddach Estuary and the Cader Idris Range, radiator, carpet

Bedroom 4

4.17m x 3.28m (13'8" x 10'9")

Dormer window to rear, two built in cupboards, radiator, carpet

Shower Room

2.24m x 2.67m (7'4" x 8'9" max)

Window to rear, low level WC, vanity hand wash basin, heated towel rail, large fully tiled walk in shower with mains shower, tiled flooring.

Family Bathroom

3.66m x 1.83m (12'0" x 6'0")

Window to rear, "P" bath with mains shower above, low level WC, partly tiled walls, cupboard, heated towel rail, stripped flooring.

Staircase to :

Attic Room

5.94m x 3.96m (19'6" x 12'12")

Arched Dormer window to front with sea views, under eaves storage, radiator, carpet.

Outside

Front: Slate paved path and driveway, front lawn area, side lawn area.
Rear: Raised patio leading on to large lawn and garden with raised vegetable plot and orchard.

Timber Workshop/Garage

13.23m x 4.06m (43'5" x 13'4")

2 x Greenhouses

2.79m x 2.31m (9'2" x 7'7")

Blocked Outside Utility

4.90m x 2.46m (16'1" x 8'1")

Double door to front, window to rear, Coal shed,

Services

MAINS: Electric, Water and Drainage, LPG Gas Tank.





Directions

From Dolgellau follow the A493 for approx 10 miles, turn right into Fairbourne Village, pass over railway line and carry on right to the bottom and follow the road to the right onto Penrhyn Drive North, take the first right into Talbot Road leading into Belgrave Road and after approx 200 yards the property will be located on the left hand side.

Fairbourne is a village on the coast of Barmouth Bay to the south of the estuary of the River Mawddach in Gwynedd, surrounded by the Snowdonia National Park. The 2 mile stretch of the sandy beach at Fairbourne is backed by steep pebble banks and at the northern end joins the Mawddach Estuary, while at the southern end the beach is squeezed between sheer cliffs and the sea. There are local shops, a post office in the village, a main line railway station and Barmouth with its greater variety of shops, harbour and Leisure Centre can be reached by train across the viaduct.

VIEWING BY APPOINTMENT WITH AGENTS WALTER LLOYD JONES

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NOTE: The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

LOCAL AUTHORITY: Gwynedd council, Cae Penarlag, Dolgellau. Tel: 01766 771000 Council Tax Band: F

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.



Money Laundering Regulations

Due to the change regarding the Money Laundering Regulations any purchaser(s) must provide the Agent with the following **BEFORE** any offer can be submitted to the vendor:

1. Proof of identification i.e. passport or photo driving licence.
2. Evidence of Address: utility bill, bank statement, credit card statement, (must be within 3 month old), council tax demand.
3. Evidence of Funds: Cash – evidence to show how the funds have been obtained
Mortgage - mortgage offer in principle

If you have queries regarding the above , please do not hesitate to contact us