



# Coed Celyn

Barmouth Road | Dolgellau | Wales | LL40 2EW

FINE & COUNTRY

Coed Celyn

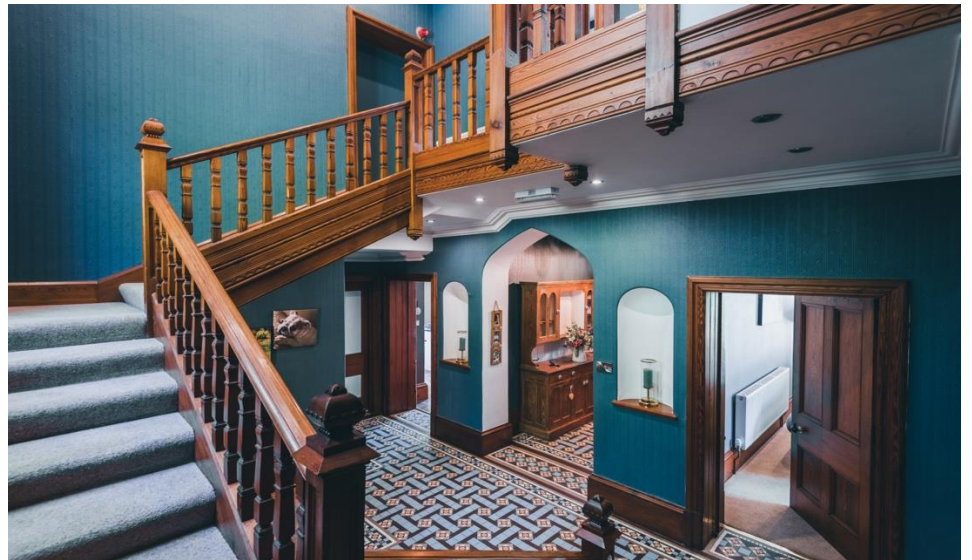
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## Coed Celyn

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This handsome period house is a wonderful family home and has been operated as a bed and breakfast in the past. The extremely versatile and flexible accommodation incorporates a selection of attractive features including stained glass windows, high ceilings and an impressive staircase within the hall. The spacious, well-proportioned accommodation briefly comprises; porch, hall, living room, office, kitchen breakfast room, sitting room, snug, office, utility room, boot room, downstairs shower room, five bedrooms (two with en-suites) and a family bathroom all situated over three floors. Incorporated within the main house are two self-contained flats which have potential to be let out and generate an income or to be used for multigenerational occupation. Flat 1 is located on the second floor having accommodation which includes; hall, kitchen, living room, two bedrooms and a bathroom. Flat 2 is located on the first floor and provides accommodation comprising of a hall, kitchen, bedroom and a shower room. The house has an attractive garden to the front with a paved sun terrace where there are superb far-reaching views over Dolgellau towards Cader Idris. There is ample parking and turning space, which is located to the side of the house, providing access to the garage and carport which has an attic room above. There is an additional outbuilding which is currently used as a boiler room and wood store. The majority of garden is situated to the rear of the house having been tiered and consists mainly of lawn with a decked area where marvelous views of distant countryside can be enjoyed. Viewing is highly recommended to fully appreciate this fantastic home.















Key:

- House
- Flat 1
- Flat 2
- Communal Area

COED CELYN  
BARMOUTH ROAD



Ground Floor



First Floor



Second Floor





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