

Y Llythyrdd , Blaenau Ffestiniog, LL41 3SG

£100,000



Tenure / Daliadaeth

Freehold - Rhydd-ddaliad

Description

Positioned to the front of the property, the former shop space immediately showcases the building's commercial heritage. Large arched timber display windows and a traditional timber entrance door with stepped access create an attractive frontage full of character and visibility. Measuring approximately 8.13m x 5.17m, this impressive open space retains an original fireplace complete with a slate lintel, offering a striking focal feature amongst the exposed stonework. The area lends itself to a variety of potential uses, subject to the appropriate permissions and requirements.

Beyond the former shop front lies a substantial rear section of the building measuring approximately 8.18m x 3.37m. Dominated by a prominent stone-built chimney breast, this versatile space could be reimagined as a kitchen area, staff break room, workshop, additional commercial accommodation, or integrated living space depending on the purchaser's vision. A staircase rises from here to the first-floor accommodation.

The first floor offers a generous open-plan space measuring approximately 8.13m x 4.96m, providing excellent flexibility for redesign. With plumbing already in place for a WC, this level offers clear scope to create a bespoke layout using stud partitioning or an open-plan arrangement tailored to individual needs.

In addition, there are two similarly proportioned rooms, both benefitting from prominent bay windows which flood the spaces with natural light and enhance the building's character. Measuring approximately 4.04m x 3.25m and 4.11m x 3.22m respectively (excluding bay windows), these rooms could suit a variety of purposes, whether office suites, treatment rooms, studio space, accommodation, or other uses subject to planning and intended use. One room also provides access to a large loft space, already insulated and offering useful additional storage potential.

A notable additional feature is the substantial basement level, accessible both from beneath the staircase internally and externally from the roadside. This expansive lower-ground area offers excellent storage capacity or exciting potential for remodelling into further usable accommodation, workshop space, or alternative purposes, subject to the necessary permissions and regulations.

To the rear, the property enjoys a surprisingly generous garden area, currently overgrown but brimming with potential. With vision and landscaping, this outdoor space could be transformed into a striking garden or courtyard environment, beautifully anchored by a mature horse chestnut tree that adds natural character and presence.

Beyond the garden, the property further benefits from parking and a single garage, a valuable addition rarely found with properties of this nature. An easement pathway runs to the rear serving the neighbouring terrace properties.

The property is understood to be connected to mains water, electricity, and mains drainage. The vendor advises they are currently unsure whether the former heating system was electric or oil-fired.

This is undeniably a full renovation project, offering an exceptional opportunity to restore and reinvent a historic building rich in character, whether for commercial, mixed-use, or alternative purposes subject to the appropriate consents.

Tax Band / Treth

Band - B - Average from 01-04-2026 £1,978.87

Band - B - Cyfartaledd o 01-04-2026 £1,978.87

Description

Steeped in local history and dating back to 1850, this substantial stone-built former post office presents a rare and exciting opportunity for investors, developers, business owners, or buyers seeking a characterful project. Occupying a prominent end-of-terrace position with excellent roadside frontage, just minutes from Blaenau Ffestiniog, the property has been stripped back to its original stonework by the current vendors, creating a blank canvas ready for a comprehensive renovation and imaginative transformation.

Positioned to the front of the property, the former shop space immediately showcases the building's commercial heritage. Large arched timber display windows and a traditional timber entrance door with stepped access create an attractive frontage full of character and visibility. Measuring approximately 8.13m x 5.17m, this impressive open space retains an original fireplace complete with a slate lintel, offering a striking focal feature amongst the exposed stonework. The area lends itself to a variety of potential uses, subject to the appropriate permissions and requirements.

Beyond the former shop front lies a substantial rear section of the building measuring approximately 8.18m x 3.37m. Dominated by a prominent stone-built chimney breast, this versatile space could be reimagined as a kitchen area, staff break room, workshop, additional commercial accommodation, or integrated living space depending on the purchaser's vision. A staircase rises from here to the first-floor accommodation.

The first floor offers a generous open-plan space measuring approximately 8.13m x 4.96m, providing excellent flexibility for redesign. With plumbing already in place for a WC, this level offers clear scope to create a bespoke layout using stud partitioning or an open-plan arrangement tailored to individual needs.

In addition, there are two similarly proportioned rooms, both benefitting from prominent bay windows which flood the spaces with natural light and enhance the building's character. Measuring approximately 4.04m x 3.25m and 4.11m x 3.22m respectively (excluding bay windows), these rooms could suit a variety of purposes, whether office suites, treatment rooms, studio space, accommodation, or other uses subject to planning and intended use. One room also provides access to a large loft space, already insulated and offering useful additional storage potential.

A notable additional feature is the substantial basement level, accessible both from beneath the staircase internally and externally from the roadside. This expansive lower-ground area offers excellent storage capacity or exciting potential for remodelling into further usable accommodation, workshop space, or alternative purposes, subject to the necessary permissions and regulations.

To the rear, the property enjoys a surprisingly generous garden area, currently overgrown but brimming with potential. With vision and landscaping, this outdoor space could be transformed into a striking garden or courtyard environment, beautifully anchored by a mature horse chestnut tree that adds natural character and presence.

Beyond the garden, the property further benefits from parking and a single garage, a valuable addition rarely found with properties of this nature. An easement pathway runs to the rear serving the neighbouring terrace properties.

The property is understood to be connected to mains water, electricity, and mains drainage. The vendor advises they are currently unsure whether the former heating system was electric or oil-fired.

This is undeniably a full renovation project, offering an exceptional opportunity to restore and reinvent a historic building rich in character, whether for commercial, mixed-use, or alternative purposes subject to the appropriate consents.

Disgrifiad

Yn llawn hanes lleol ac yn dyddio'n ôl i 1850, mae'r hen swyddfa bost sylweddol hon, a adeiladwyd o garreg, yn cynnig cyfle prin a chyffrous i fuddsoddwyr, datblygwyr, perchnogion busnesau neu brynwyr sy'n chwilio am brosiect llawn cymeriad. Wedi'i lleoli mewn safle amlwg ar ddiwedd rhes gyda ffynitiad rhagorol ar ochr y ffordd, ychydig funudau yn unig o Flaenau Ffestiniog, mae'r adeilad wedi'i dynnu'n ôl i'w waith cerrig gwreiddiol gan y gwerthwyr presennol, gan greu cynfas gwag sy'n barod ar gyfer adnewyddiad cynhwysfawr a thrawsnewidiad creadigol.

Mae'r hen ofod siop yn arddangos treftadaeth fasnachol yr adeilad ar unwaith. Mae ffenestri arddangos pren bwaog mawr a drws mynediad pren traddodiadol gyda mynediad grisiedig yn creu ffynitiad deniadol sy'n llawn cymeriad ac amlygrwydd. Yn mesur tua 8.13m x 5.17m, mae'r gofod agored trawiadol hwn yn cadw lle tân gwreiddiol gyda lintel llechi, gan ddarparu nodwedd ganolog drawiadol ymlhith y gwaith cerrig agored. Mae'r ardal yn addas ar gyfer amrywiaeth o ddefnyddiau posibl, yn ddarostyngedig i'r caniatadau a'r gofynion priodol.

Y tu hwnt i'r hen ffrynt siop ceir rhan gefn sylweddol o'r adeilad sy'n mesur tua 8.18m x 3.37m. Wedi'i ddominyddu gan fron simnai amlwg wedi'i hadeiladu o garreg, gallai'r gofod amlwrpas hwn gael ei ail-dychmygu fel ardal gegin, ystafell egwyl i staff, gweithdy, llety masnachol ychwanegol neu ofod byw integredig, yn dibynnu ar weledigaeth y prynwr. Mae grisiau'n codi oddi yma i'r llety ar y llawr cyntaf.

Mae'r llawr cyntaf yn cynnig gofod cynllun agored hael sy'n mesur tua 8.13m x 4.96m, gan ddarparu hyblygrwydd rhagorol ar gyfer ailgynllunio. Gyda phlymwaith eisoes yn ei le ar gyfer toiled (WC), mae'r lefel hon yn cynnig potensial clir i greu cynllun pwrpasol drwy ddefnyddio pardi stydiau neu drefniant cynllun agored wedi'i deilwra i anghenion unigol.

Yn ogystal, ceir dwy ystafell o faint tebyg, y ddwy yn elwa ar ffenestri bae amlwg sy'n llenwi'r manau â golau naturiol ac yn cyfoethogi cymeriad yr adeilad. Yn mesur tua 4.04m x 3.25m a 4.11m x 3.22m yn eu tro (heb gynnwys y ffenestri bae), gallai'r ystafelloedd hyn fod yn addas ar gyfer amrywiaeth o ddefnyddiau, boed yn swyddfeydd, ystafelloedd triniaeth, stiwdios, llety neu ddefnyddiau eraill yn ddarostyngedig i ganiatâd cynllunio a'r defnydd arfaethedig. Mae un o'r ystafelloedd hefyd yn darparu mynediad i ofod llofft mawr sydd eisoes wedi'i inswleiddio ac sy'n cynnig potensial defnyddiol ar gyfer storio ychwanegol.

Nodwedd ychwanegol nodedig yw'r lefel islawr sylweddol, sydd ar gael drwy fynediad mewnlol o dan y grisiau ac yn allanol o ochr y ffordd. Mae'r ardal helaeth hon ar lefel isel yn cynnig gallu storio rhagorol neu botensial cyffrous ar gyfer ei hailfodelu'n llety defnyddiol pellach, gofod gweithdy neu ddefnyddiau amgen, yn ddarostyngedig i'r caniatadau a'r rheoliadau angenrheidiol.

I'r cefn, mae'r adeilad yn mwynhau ardal ardd syndod o hael, sydd ar hyn o bryd wedi gordfyu ond yn llawn potensial. Gyda gwledigaeth a thirlunio, gallai'r gofod awyr agored hwn gael ei drawsnewid yn ardd drawiadol neu amgylchedd cwrw, wedi'i angori'n hyfryd gan goeden castanwydden gefyll aeddfed sy'n ychwanegu cymeriad naturiol a phresenoldeb.

Y tu hwnt i'r ardd, mae'r adeilad hefyd yn elwa ar le parcio a garej sengl, ychwanegiad gwerthfawr na cheir yn aml gydag adeilad o'r math hwn. Deallir fod yr adeilad wedi'i gysylltu â dwr y prif gyflenwad, trydan a draeniad y prif gyflenwad. Mae'r gwerthwr yn cynghori nad ydynt ar hyn o bryd yn sicr a oedd y system wresogi flaenorol yn drydanol neu'n cael ei thanio gan olew.

Mae hwn yn brosiect adnewyddu llawn, sy'n cynnig cyfle eithriadol i adfer ac ailddyfeisio adeilad hanesyddol llawn cymeriad, boed at ddefnydd masnachol, defnydd cymysg neu ddibenion amgen, yn ddarostyngedig i'r caniatadau priodol.

