DAFYDD HARDY
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Glowon Dale, 2 Awel Y Grug, Porthmadog, Gwynedd LL49 9GA

Asking Price: £215,000

EPC Rating: D

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Summary

A two Bedroom Detached bungalow occupying an elevated position in the popular town of Porthmadog. Offering spacious and versatile accommodation, the property benefits from an extended Kitchen/Diner, a generous Lounge, a modern Wet Room, a purpose-built home office, low-maintenance gardens, off-road parking, and attractive views towards the distant mountains. Conveniently located, the property is within easy reach of a wide range of local amenities, including independent shops and businesses, supermarkets, schools, and excellent transport links. The accommodation briefly comprises an Entrance Hall with a useful storage cupboard, leading into the spacious Lounge, which features a gas fireplace set within the chimney breast and sliding patio doors opening onto the rear decking, creating a bright and welcoming living space. The extended Kitchen/Diner is fitted with cream cabinetry complemented by black speckled worktops and includes an integrated oven, gas hob, and plumbing for a washing machine. The dining area enjoys dual-aspect windows, allowing plenty of natural light, and benefits from a door providing access to the side of the property. There are two well-proportioned Bedrooms, both positioned at the front of the property, with Bedroom 1 benefiting from a built-in wardrobe. The contemporary Wet Room is fitted with an electric shower, W/C, wash hand basin, splashback wall panelling, and slip-resistant flooring. Completing the accommodation is a purpose-built timber-clad office, accessed from the rear garden. This versatile space enjoys a front-facing window and is ideal for those working from home, while also offering excellent storage potential.

Outside, the property enjoys low-maintenance gardens to both the front and rear. The rear garden features a composite decked seating area enclosed by fencing and mature hedging, providing an ideal space for relaxing while enjoying elevated views towards the surrounding countryside and distant mountains. To the front, a brick-paved driveway provides off-road parking for one vehicle, with a paved pathway leading along the side of the property to the main entrance. Further benefits include gas central heating and uPVC double glazing throughout.

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog. Follow signs for the town centre passing through the first mini roundabout by Tesco supermarket. At the next roundabout take the third exit following the directions for Criccieth/Pwllheli. As you pass the retail and supermarkets on the right, turn left into Awel Y Grug. Head up the hill and the property is located on the left-hand side. **What3Words: stiffly.openly.hunter**



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.













Entrance Hall	
Lounge	*4.91m x 3.31m (16'1" x 10'10")*
Kitchen/Diner	*4.44m x 2.32m (14'7" x 7'7") Max. dimensions*
Bedroom 1	*3.31m x 2.68m (10'10" x 8'10")*
Bedroom 2	*2.67m x 2.36m (8'9" x 7'9")*
Wet Room	*2.25m x 1.75m (7'5" x 5'9")*
Office/Store	*8.11m x 2.23m (26'7" x 7'4")*

- Detached Bungalow
- 2 Bedrooms
- 1 Wet Room
- Spacious Lounge with Sliding Patio Door
- Extended Kitchen/Diner with Integrated Appliances
- Low Maintenance Gardens
- Off-Road Parking
- Gas Central Heating & uPVC Double Glazing







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