

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Glowon Dale, 2 Awel Y Grug, Porthmadog, LL49 9GA

**£225,000**

- Detached Bungalow
- Convenient for the Town & Amenities
- Patio with Mountain Views
- Quiet Residential Estate
- Two Bedrooms
- Workshop & Parking





# Glowon Dale, 2 Awel Y Grug, Porthmadog, LL49 9GA

Tudor Estate Agents & Chartered Surveyors are pleased to present this well-positioned detached bungalow, located in a peaceful residential estate on the outskirts of the sought-after harbour town of Porthmadog. Conveniently within walking distance of the town centre, shops, and local amenities, this property offers both tranquillity and accessibility. The accommodation has the benefit of double glazing and central heating and briefly comprises of the following: - Hall. Shower Room. Two Bedrooms. Open Plan Kitchen-Diner. Workshop/Useful Storage Room. Low-maintenance rear decked garden with stunning mountain views. Off-road parking to the front. Viewing is highly recommended.

## GROUND FLOOR

### Hall

Radiator.

### Shower Room 7'4 x 5'8 (2.24m x 1.73m)

Accessible walk-in shower. Low level w.c. Pedestal washbasin.

### Bedroom 1 7'9 x 8'8 (2.36m x 2.64m)

Radiator.

### Bedroom 2 10'9 x 8'9 (3.28m x 2.67m)

Built in wardrobe. Radiator.

### Lounge 10'10 x 15'0 (3.30m x 4.57m)

Sliding patio door to patio. Living flame gas fire. Radiator. Door to:

### Open Plan Kitchen-Diner 7'7 x 8'7 (2.31m x 2.62m)

Kitchen units incorporating single drainer stainless steel sink unit. Oven and hobs. Fridge and freezer. Plumbing for washing machine. Combi gas boiler for central heating and hot water. Opening to:

### Dining Area 7'7 x 4'10 (2.31m x 1.47m)

Radiator. Outside door to rear.

### Workshop/Storage Room 7'3 x 26'7 (2.21m x 8.10m)

## OUTSIDE

Parking to the front with side access to rear deck garden with mountain views.

## SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is offered for sale with vacant possession on completion.

## COUNCIL TAX - ARTICLE 4

Council Tax Band 'D'. For the purposes of Article 4 Direction, the property is registered as a main residence (Class C3).



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)



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| Energy Efficiency Rating                    |  | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|-----------------------------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                 |  |         |           | (92 plus) A                                                     |  |         |           |
| (81-91) B                                   |  |         |           | (81-91) B                                                       |  |         |           |
| (69-80) C                                   |  |         |           | (69-80) C                                                       |  |         |           |
| (55-68) D                                   |  |         |           | (55-68) D                                                       |  |         |           |
| (39-54) E                                   |  |         |           | (39-54) E                                                       |  |         |           |
| (21-38) F                                   |  |         |           | (21-38) F                                                       |  |         |           |
| (1-20) G                                    |  |         |           | (1-20) G                                                        |  |         |           |
| Not energy efficient - higher running costs |  |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                             |  | 64      | 72        | England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           | EU Directive 2002/91/EC                                         |  |         |           |



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