

3 Bed Semi-Detached In Awel Y Grug , Porthmadog, LL49 9GA £235,000





## SHORT DESCRIPTION

Property Ref: 15928 Awel Y Grug, Porthmadog — 3-Bedroom Semi-Detached Home Awel Y Grug offers an ideal family home in a peaceful residential location on the edge of Porthmadog. Well-presented throughout, this spacious property provides modern living, generous outdoor space and convenient off-road parking. — Key Features • Three bedrooms — including a master bedroom with en-suite • Family bathroom plus ground-floor WC • Large living room with plenty of natural light • Separate kitchen-dining area — perfect for family meals and entertaining • Side driveway providing off-road parking • Side and rear garden — great for outdoor dining, play or relaxing — Property Description On entering the property, you're welcomed by an entrance hallway with guest WC. The living room is bright and generously sized, creating an ideal space for relaxing or hosting. The separate kitchen-dining area offers ample storage and worktop space, with room for a dining table and access to the garden. Upstairs, the master bedroom benefits from its own en-suite shower room. Two further bedrooms provide flexibility for family, guests or a home office. A modern family bathroom completes the first floor. Outside, a side driveway provides convenient parking. The enclosed side and rear garden offer a mix of usable space — perfect for outdoor seating, children's play or gardening. — Location Awel Y Grug is positioned within reach of Porthmadog town amenities, schools, local shops and transport links. The nearby coastline and beautiful Snowdonia surroundings make this an excellent base for both families and those seeking lifestyle and leisure on their doorstep. Property Type: Semi-detached Full selling price: £235000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: C Measurement: 943 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Double Glazing, Gas Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

3

Bath Room(s)

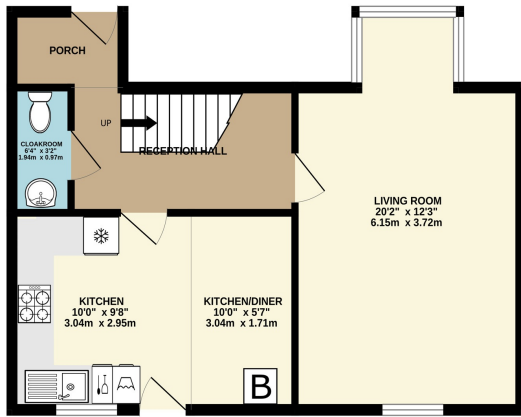
1

Living Room(s)

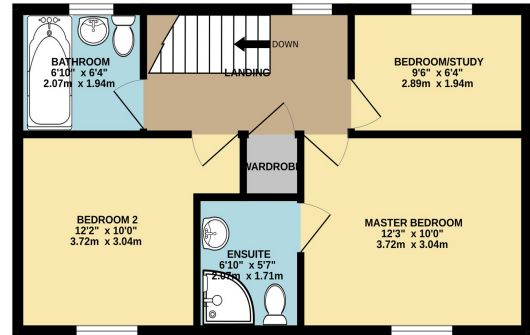
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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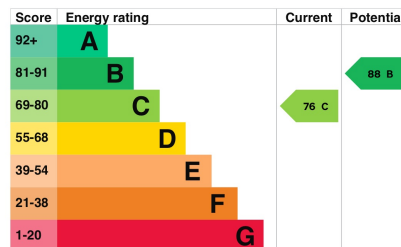
## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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