



Glan Gors, Harlech LL46 2SQ

£93,000

One of the best on the development, this 3 bedroom ground floor apartment with patio doors to the gardens is a true gem waiting to be discovered. This property has been exceptionally well maintained and is freshly decorated inside and out, ready to move into and enjoy.

There is a bright and airy atmosphere throughout with an exceptionally spacious 'L' shaped open plan lounge/kitchen/diner with direct access to the gardens, a bathroom with bath and electric shower and 3 good sized bedrooms, 2 with built in wardrobes. Being on the ground floor with patio door access to the gardens it is perfect for all mobilities and ages, children and pets.

The property has been well maintained and we understand was rewired approximately 6 years ago and has a current Electrical Installation Condition Report (EICR certificate) and a recently

- 3 bedroom ground floor apartment
- 3 good sized bedrooms, 2 with built in wardrobes
- Redecorated inside and out
- Light and airy throughout, overlooking gardens.
- Perfect for all mobilities and ages, children and pets
- Large L shaped lounge/dining/kitchen with patio doors to garden
- Bathroom with bath and electric shower over
- Rewired approximately 6 years ago
- Parking and communal gardens
- NO ONWARD CHAIN



Entrance Hall

Light and bright with doors off to main accommodation and storage cupboard with new water cylinder.

Lounge/Kitchen/Diner

Fantastic L shaped room with very large lounge/dining area open plan to the kitchen.

The lounge has patio doors to the garden and the dining area has a window to the front.

The kitchen has a range of wall and base units plus breakfast bar. There is a built in oven with hob over, washing machine and space for under counter fridge freezer. There is a further window looking out to the garden and wood effect vinyl flooring.

Bedroom 1

A good sized double with window to the rear and built in cupboard.

Bedroom 2

A further double with window to the rear and built in cupboard.

Bedroom 3

A large single with window to the front.

Bathroom

3.5 x 2.84 (11'5" x 9'3")

Contemporary bathroom with bath and electric shower over, hand basin and low level WC. Tile effect vinyl flooring and obscure window.

External Store

To the front is an external store.

Communal Grounds and Parking

The property is surrounded by the well maintained communal gardens with parking areas and there is a drying area and bin storage facility.

Additional Information

The property is connected to mains electricity, water and drainage. We understand that the property was rewired approximately 5 years ago and has a current EICR certificate. It has been freshly redecorated inside and out.

Tenure

The apartment is leasehold and is understood to have over 950 years remaining on it. We are informed that the service charge is in the region of £540 pa and ground rent is £35.00 pa but we recommend prospect buyers confirm before purchase.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 152 Glan Gors is well placed within walking distance to the local facilities such as the railway station, shops, pubs, buses, medical centre and schools.

Harlech is in the heart of the Snowdonia National Park famous for its World Heritage listed castle. It has astonishing views across Tremadog Bay to the Llyn Peninsula and one of the most picturesque golden sandy beaches in Wales. It has recently been given the accolade of having the second steepest street in the world at Ffordd Pen Llech just a few minutes walk from the property.

Harlech has a wealth of traditional architecture, shops and restaurants. It also boasts the internationally renowned Royal St David's links golf course. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the large national supermarkets have a delivery service to Harlech.

The Rhinog mountain range provides the spectacular backdrop to the town which is one of



the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.

Article 4

Class C3 primary residence or can be let on an AST.

Disclaimer

ANTI-MONEY LAUNDERING CHECKS

In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

IMPORTANT NOTICE

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should be verified by the Buyer's solicitor or surveyor.

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Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.







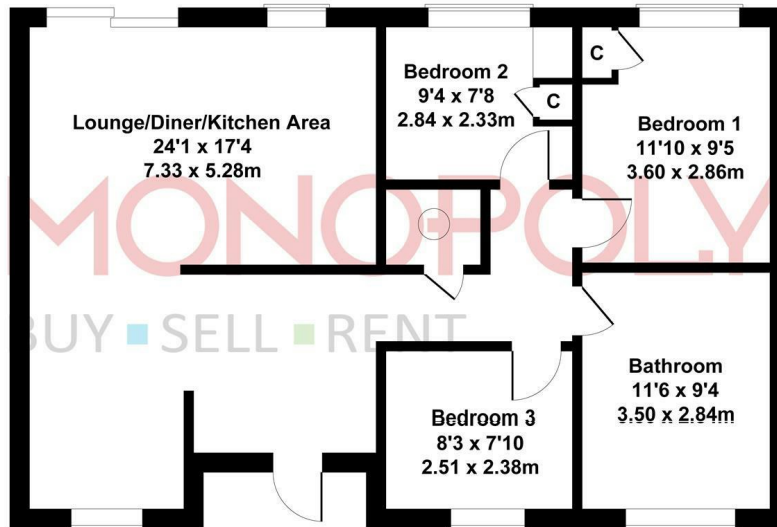
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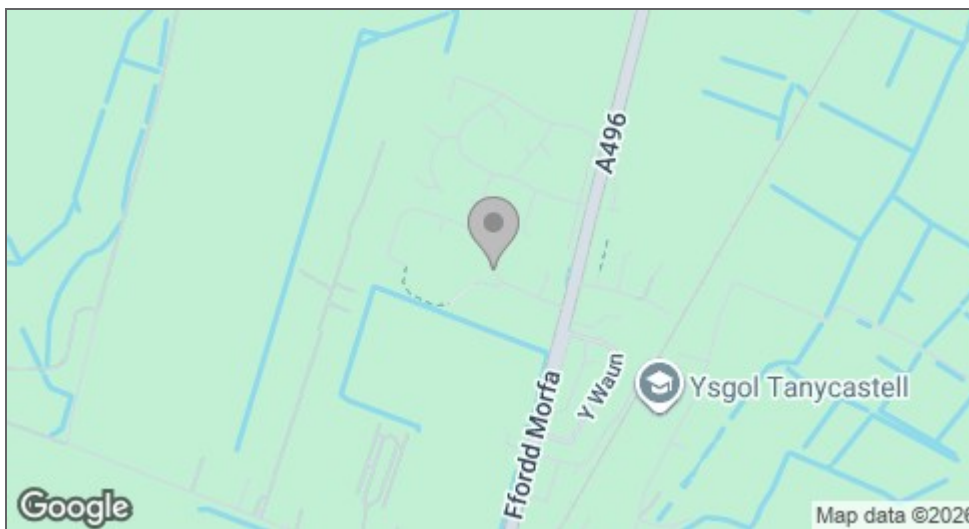


152 Glan Gors

Approximate Gross Internal Area
 861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

