172

Harlech | | LL46 2SQ

£55,000

MONOPOLY®
BUY ■ SELL ■ RENT

172

Harlech | | LL46 2SQ

In the popular development of Glan Gors, this one-bedroom first floor flat presents an exciting renovation project, perfect for those looking to invest or take their first step onto the property ladder. The property offers a spacious lounge/diner, a double bedroom with space for a built in wardrobe, kitchen and bathroom with white suite.

This property benefits from double glazing and storage heaters, Additionally, there is use of communal gardens and parking.

It is important to note that extensive renovation is required, which is reflected in the competitive price. This presents a unique opportunity to add significant value to the property. With no onward chain, you can move forward with your plans without delay.

Ideally situated within walking distance to shops, a stunning beach, rail and bus links, this property offers a perfect blend of convenience and leisure. With a long and flexible lease, this property will appeal to those seeking a superb coastal home or investment opportunity and whether you are an investor seeking a promising project or a first-time buyer eager to make your mark, this flat in Harlech is a remarkable opportunity not to be missed.

- One bed first floor apartment
- Renovation project - opportunity to add value
- No ONWARD CHAIN
- Double glazed with storage heaters
- Bathroom with white suite
- Lounge/Diner, separate kitchen
- Parking and communal gardens
- Ideal investment/first time buy or down size

Entrance Hall
With doors off to the main accomodation and cupboard housing the hot water cylinder.

Lounge/Diner
12'5" x 17'4"(max) (3.8 x 5.3(max))
Spacious with window overlooking the communal gardens and space to the rear with shelving which would make a useful utility area.

Kitchen
7'6" x 6'10" (2.3 x 2.1)
Having a range of fitted units, stainless steel sink and drainer and point for electric cooker.

Double Bedroom
10'9" x 9'6" (3.3 x 2.9)
A large double with window to the front and alcove for wardrobe.

Bathroom
4'11" x 7'6" (1.5 x 2.3)
With white suite comprising of bath, hand basin and WC. Obscure window and partial tiling.

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.

It is double glazed with storage heaters.

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.

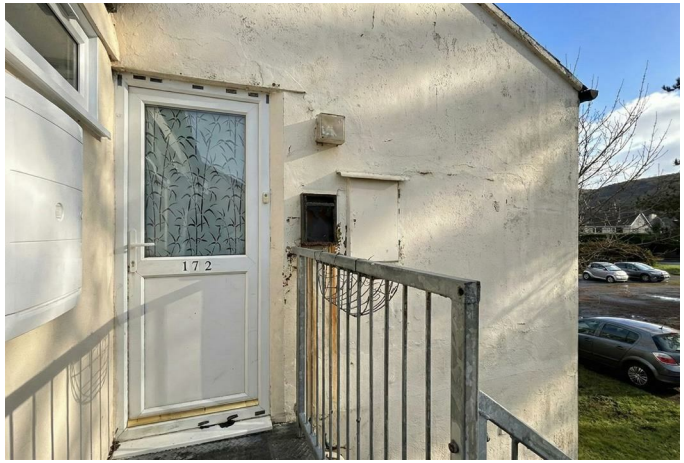
Article 4
Class C3 primary residence or can be let on an AST.

Harlech and its Surrounds
The stunning golden sands of Harlech beach are just a 20 minute walk away. 172 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.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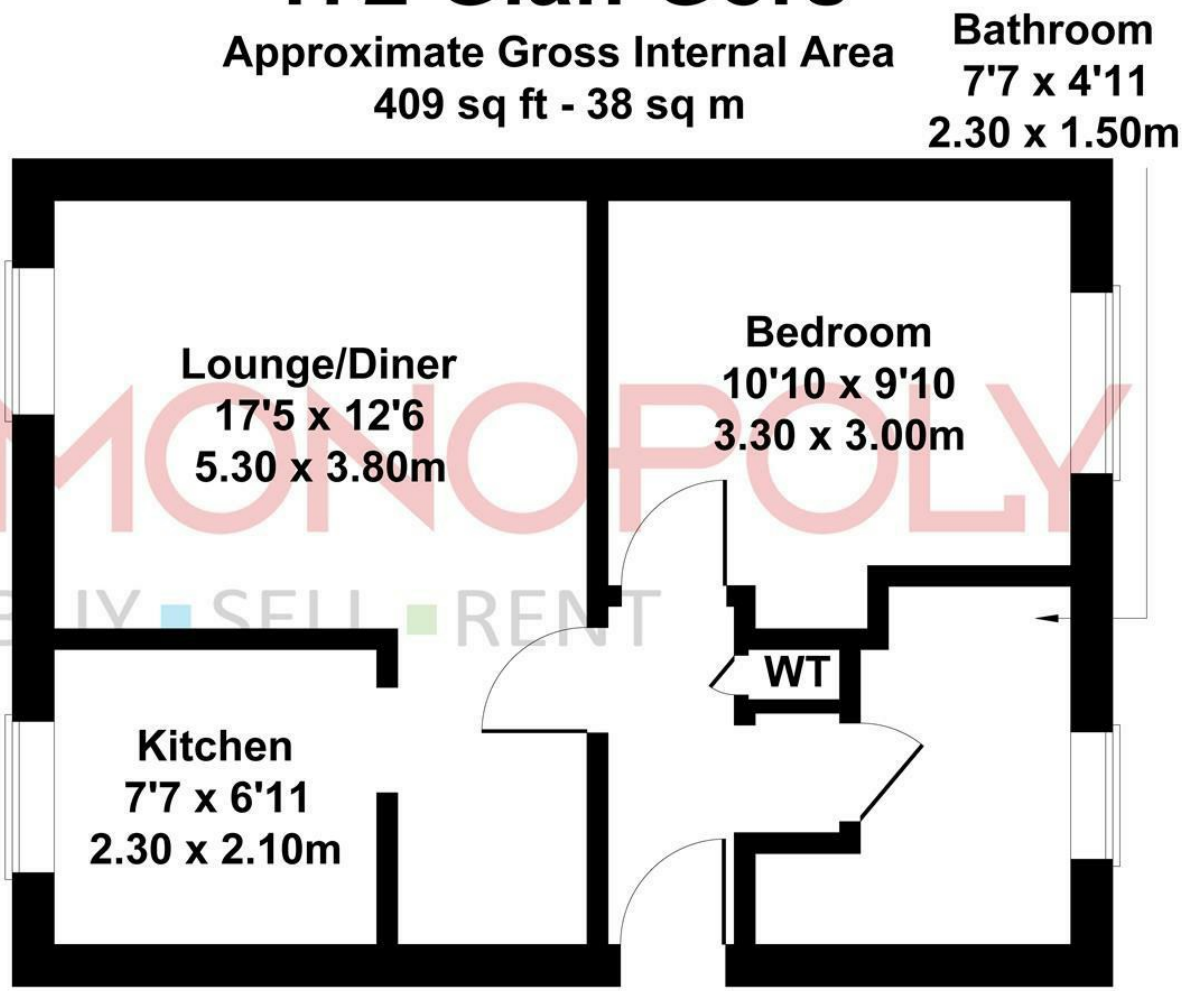
172 Glan Gors

Approximate Gross Internal Area
409 sq ft - 38 sq m



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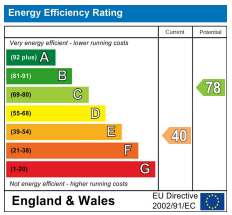
Not to scale for illustrative purposes only

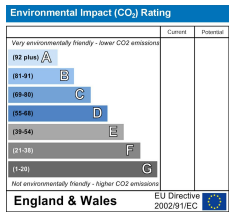
MONEY LAUNDERING REGULATIONS 2003

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.





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