



153

Harlech | Merionethshire | LL46 2SQ

£87,500

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# 153

## Harlech | Merionethshire | LL46 2SQ

A very well presented and improved two bedroom maisonette with exceptional castle and garden views on this popular development. With contemporary kitchen and bathroom it boasts a fresh and inviting decor, making it ready for you to move in and enjoy immediately.

The apartment features a bright and airy atmosphere, highlighted by an exceptionally spacious lounge/diner with large picture window and superb views. There is a separate well equipped kitchen. The property includes a well-appointed bathroom with both a bath and an electric shower over, plus two double bedrooms both with fitted wardrobes.

Having been well maintained, the apartment benefits from being rewired approximately five years ago with a new bathroom, kitchen and heating installed 18 months ago, and at the same time new carpets and vinyl flooring laid. Externally the ridge tiles have been replaced, the roof slates checked, new external pipework and fascia boards installed and the exterior painted in Autumn 2025. Additionally the main external staircase has been checked with some steps replaced, anti slip added and the woodwork retreated.

Outside, residents can enjoy beautifully maintained communal gardens, drying areas, and convenient parking facilities. The location is superb, within walking distance to local shops, a stunning beach, and excellent rail and bus links, offering a perfect blend of convenience and leisure.

With a long and flexible lease, this property is an attractive option for those seeking a delightful coastal home or a promising investment opportunity. Furthermore, it is being sold with the added benefit of no onward chain, making it an even more appealing prospect. Don't miss the chance to make this lovely apartment your new home.

- 2 Bedroom Maisonette
- Fantastic Castle and garden views from large kitchen/diner
- Two double bedrooms with built in wardrobes
- Refitted kitchen and bathroom, carpets and heating - 18 months ago
- Ridge tiles, external pipework and fascias recently replaced, repainted externally Autumn 2025
- Parking and communal gardens
- Rewired approximately 5 years ago
- Walking distance of amenities, beach and transport links
- NO ONWARD CHAIN
- Excellent rental potential



### Entrance Hall

The private entrance hall is on the first floor with doors to the two bedrooms and bathroom, stairs to lounge and kitchen and door to cupboard.

### Lounge/Diner

15'8" × 18'0" (4.8 × 5.51)

Light and bright with dual aspect windows including the large floor to ceiling picture window with views of the castle and gardens. There is space for a dining table and chairs and a door leads to the kitchen.

### Kitchen

7'2" × 7'6" (2.2 × 2.3)

A well equipped contemporary kitchen with a range of wall and base units, built in oven and hob with extractor over. Space and plumbing for a washing machine and space in pantry cupboard for a fridge freezer.

Attractive tiled splashbacks and wood effect laminate flooring and window to the side.

### Bedroom 1

11'8" × 8'3" (3.58 × 2.53)

A double bedroom with window to the front and built in wardrobe.

### Bedroom 2

9'6" × 6'9" (2.9 × 2.08)

A second double bedroom with window to the front and built in wardrobe.

### Bathroom

4'1" × 7'0" (1.25 × 2.14)

Recently refitted with white suite comprising of bath with electric shower over, low level WC and hand basin in vanity unit. Grey vinyl flooring, shower walls and obscure window.

### 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.

The property also benefits from its own external storage cupboard.

### 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.

### Additional Information

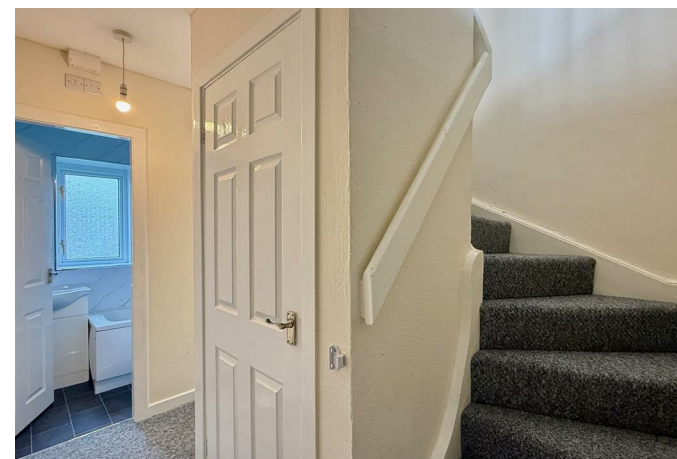
The property is connected to mains electricity, water and drainage. We understand that the property was rewired approximately 5 years ago.

New bathroom, kitchen and heating installed 18 months ago, and at the same time new carpets and lino flooring laid. Externally the ridge tiles have been replaced, the roof slates checked, new external pipework and fascia boards installed and the exterior painted in Autumn 2025. Additionally the main external staircase has been checked with some steps replaced, anti slip added and the woodwork retreated.

### Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 153 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.

Some images may have been digitally or AI enhanced for presentation purposes. Any

such enhancement is cosmetic only and is limited to improving image quality, lighting, clarity or appearance. It is not used to alter or misrepresent the size, condition, layout, features, boundaries, views, location or material characteristics of the property.

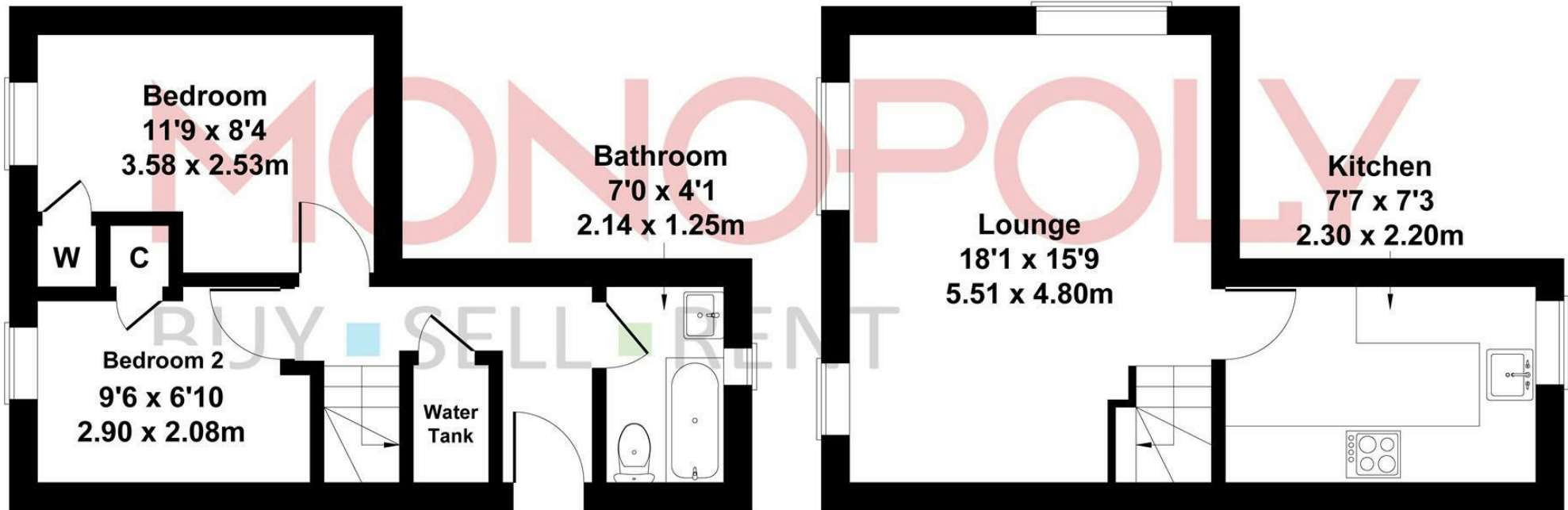
Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked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





# 153 Glan Gors

Approximate Gross Internal Area  
538 sq ft - 50 sq m



Not to scale for illustrative purpose 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Maximum		Current	Maximum
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-91) A			(81-91) A		
(81-91) B			(71-80) B		
(69-80) C			(61-70) C		
(55-65) D			(51-60) D		
(45-54) E			(41-50) E		
(31-44) F			(31-40) F		
(1-30) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 69 (Current), 45 (Maximum)

Environmental Impact (CO<sub>2</sub>) Rating: 69 (Current), 45 (Maximum)





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