



25

Harlech || LL46 2NJ

£88,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



25

Harlech | LL46 2NJ

Perfectly located on the edge of the popular development, this renovated vibrant two-bedroom maisonette stands out from the crowd with its beautiful fresh and individual presentation and extensive refurbishment. It offers a unique opportunity to embrace a lifestyle enriched by stunning views and modern comforts.

Perched on the first and second floors, the property boasts breathtaking vistas of the historic Harlech Castle, the Morfa dunes, and the majestic Eryri mountain range. Imagine waking up each day to such a magnificent sight!

The open-plan design of the lounge, kitchen, and dining area creates a spacious and inviting environment, perfect for both relaxation and entertaining. This layout not only enhances the flow of natural light but also allows for a versatile living space that can be tailored to your personal style.

Recently and extensively renovated, improvements include rewiring, new slim line high retention storage heaters throughout, solar panels, new bathroom and kitchen, plus replastering to some ceilings and walls, ensuring modern convenience, style and energy efficiency. Additionally, the property includes parking facilities and access to communal gardens, where you can unwind and enjoy the fresh sea air in a tranquil setting.

With a long lease in place and the added benefit of allowing pets, this property stands out as a vibrant and versatile option. Whether you seek a permanent residence or an investment opportunity, this maisonette in Harlech is not to be missed. Embrace the chance to make this delightful property your own and enjoy the best of coastal living.

- Two bedroom beautifully and extensively renovated maisonette in great location on edge of popular development
- Superb castle and mountain views
- Vibrant and stylish with newly fitted kitchen and bathroom, fresh and bright throughout
- Larger than average bathroom with both bath and quadrant shower
- New high retention heaters and solar panels, new electrics throughout and with new carpets and flooring
- Open plan lounge/dining/kitchen filled with light and having both Harlech Castle and Eryri mountain range including Yr Wyyddfa
- Plentiful storage spaces including hallway bootroom, under eaves storage cupboard and exterior lock-up cupboard
- Plentiful off road parking with allocated parking space and well maintained communal gardens
- Walking distance of shops, beach, school and transport links
- Long affordable lease, pets allowed



Entrance Hall

Exterior steps shared with next door lead to the private entrance door opening to the newly carpeted hallway. There are doors off to the two bedrooms and bathroom and exposed painted stairs rise to the open plan lounge/kitchen.

There is a large under stairs cupboard with plumbing and space for a washing machine in addition to room for coats, boots, shoes and household items.

Open Plan Lounge/Kitchen/Diner

15'8" x 12'1" (4.8 x 3.7)

A beautiful light space with superb views from the floor to ceiling picture window across the playing fields to Harlech castle, the cottages of Upper Harlech. From the opposite window, Yr Wyddfa and Eryri mountain ranges are in view.

The living/dining space has painted exposed floorboards and a feature fireplace with mantle and newly tiled hearth.

The newly fitted kitchen benefits from a range of wall and base units with solid wood counter over, attractive tiled flooring and contemporary tiled splash backs. There is a built in hob with extractor over, Belfast ceramic sink and space for large American style fridge freezer. There is also a useful pantry and storage cupboard and a view of Harlech castle.

In addition there is access to the loft and a large under eaves storage cupboard.

Bedroom 1

11'9" x 9'6" (3.6 x 2.9)

With new carpet, this double bedroom has a castle view and built in wardrobe.

Bedroom 2

7'8" x 9'6" (2.36 x 2.9)

A single bedroom with castle view, built in wardrobe and new carpet.

Bathroom

7'6" x 8'0" (2.3 x 2.46)

Recently refitted and larger than average with both bath and separate shower. The white suite comprises of a large quadrant shower, bath with tiled panels, WC and hand basin. With tiled floor, part tiled walls, shower wall and obscure window.

Communal Grounds and Parking

The property benefits from a lockable storage unit.

It is surrounded by the well maintained communal gardens with extensive lawns, parking areas plus drying areas and bin storage facility.

Tenure

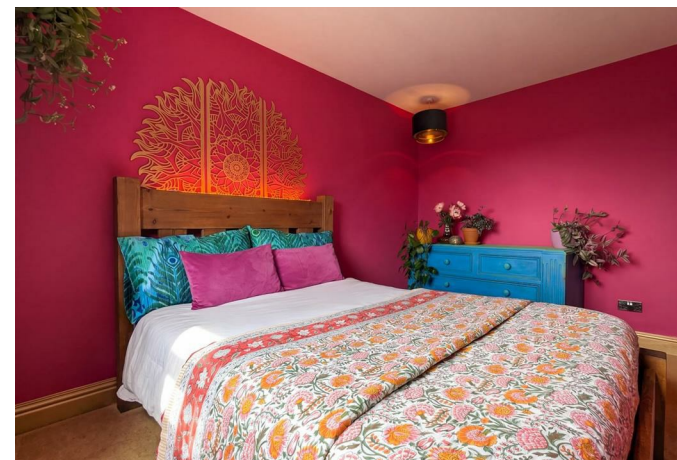
The apartment is leasehold and is understood to have over 950 years remaining on it (999 years from 1/7/1972). We are informed that the service charge is in the region of £540 pa and ground rent is £35.00 pa but we recommend prospective buyers confirm before purchase.

Additional Information

The property is leasehold and connected to mains electricity, water and drainage. It is fully double glazed with new high heat retention storage heaters and solar panels.

Electrical sign off certificates are in place for the new PV circuit, storage heaters and solar PV. (All completed in October 2025).

Both manufacturers warranties and insurance backed guarantees are in place for the storage heaters and





the solar PV.

The roof mounted panels comply to structural requirements (backed by structural report) and the whole system complies to Building Regulations.

Article 4

We understand from the vendor that the property is classed as C3 and therefore can be used as a primary residence or can be let on an AST.

The purpose of the Article 4 Direction is to revoke the right to change of use without planning consent, for the following use:

Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;
Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 25 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.

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.

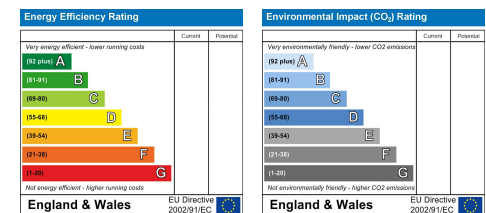
Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked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

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.



1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT