



**Tom Parry**

90 Glan Gors, Harlech, LL46 2NX

**£95,000**

# 90 Glan Gors, Harlech, LL46 2NX

90 Glan Gors is a generously proportioned three bedroom ground floor flat, located in a favourable position on this popular leasehold estate.

It benefits from a desirable open plan layout with a generous lounge/diner leading directly into the bright fully fitted kitchen. There is a door opening onto the communal gardens from the lounge as well as a large picture window, both ensuring sunny, light filled rooms.

The hallway leads to 3 good sized bedrooms and family bathroom.

Glan Gors is a modern development of flats, maisonettes and town houses within walking distance to the beach, golf course, transport links and local amenities. Communal gardens and ample parking facilities both contribute to the popularity of this well maintained estate.

The leasehold runs for a further 950 years. and will appeal to all - This is the perfect place to step into a new life of coastal living.

Accommodation comprises: ( all measurements are approximate )

Entrance door into:

## ENTRANCE PORCH

2.49 x 1.0 (8'2" x 3'3")

Good storage area, door leading to

## LOUNGE

5.29 x 3.58 (17'4" x 11'8")

Spacious open plan layout with dual aspect windows to rear and door leading to outside communal gardens, laminate flooring, electric wall heater, tv point.

## KITCHEN

3.75 x 2.26 (12'3" x 7'4")

Kitchen area fitted with painted wall and base units including stainless steel sink and drainer unit, electric oven, electric hob, extractor fan, space for fridge/ freezer. space and plumbing for washing machine. Linoleum flooring, electric wall heater, window to front aspect.

## INNER HALLWAY

2.36 x 0.97 (7'8" x 3'2")

Laminate flooring, cupboard housing water tank, doors leading to

## BEDROOM 1

2.96 x 3.64 (9'8" x 11'11")

Carpeted, night storage heater, window to rear aspect

## BEDROOM 2

2.86 x 2.64 (9'4" x 8'7")

Carpeted, night storage heater, window to rear aspect

## BEDROOM 3

2.53 x 2.34 (8'3" x 7'8")

Carpeted, window to front aspect

## BATHROOM

1.51 x 3.04 (4'11" x 9'11")

Fitted with white suite comprising bath with Heatstore electric shower, low level W.C., wash hand basin, fully tiled walls, wall cabinet, wall mirror, electric heater, extractor fan, window to front, linoleum flooring

## EXTERNAL

Communal gardens with lawn and seating areas.

Ample car parking facilities.

Bin storage and drying areas.

## SERVICES

Mains water, electricity and drainage.

Council Tax band A

Tenure - Leasehold. Combined charges for service and ground rent are currently £475.00 per annum ( approximately )

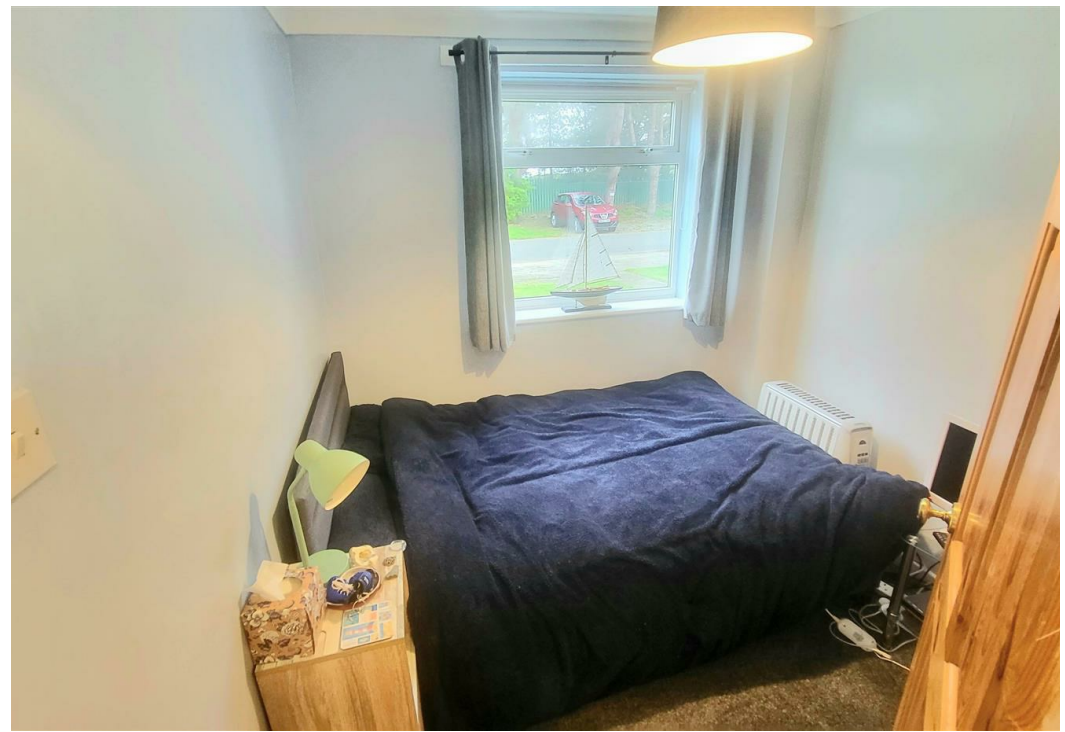
## MATERIAL INFORMATION

Leasehold property with a further 950 years remaining ( approximately )

Standard construction.

For Article 4 purposes the property can be used as a primary residence, second home or holiday let.



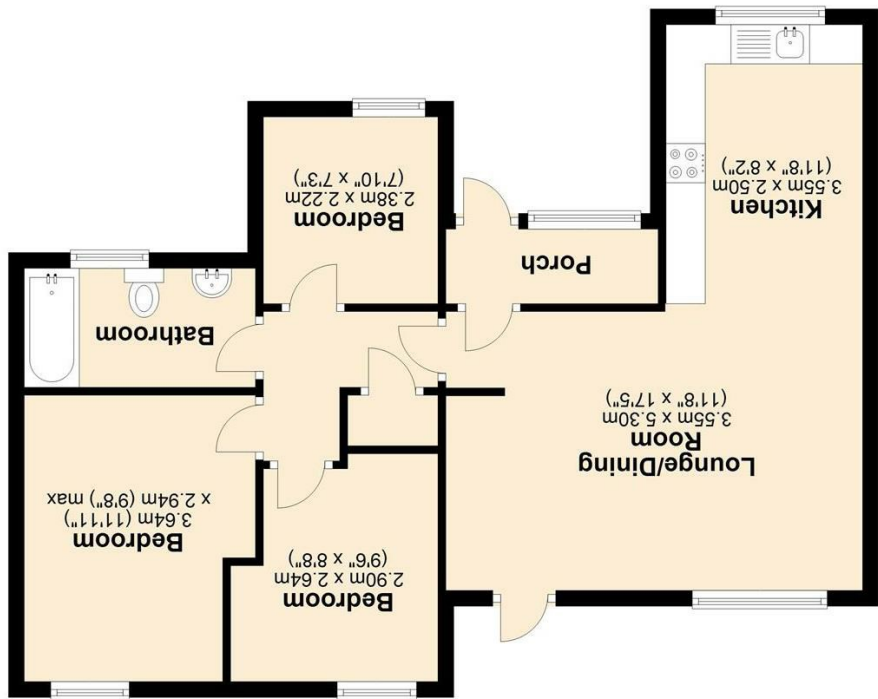




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape. Position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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90 Glan Gors HARLECH LL46 2NX Energy rating <b>E</b>	
Valid until	4 April 2034
Certificate number	0350-2812-9370-2424-3675
Property type	Ground-floor flat
Total floor area	56 square metres

