



# Tom Parry

92 Glan Gors, Harlech, LL46 2NX

£92,500



## 92 Glan Gors, Harlech, LL46 2NX

92 Glan Gors is a completely refurbished, 3 bedroom flat, located at the end of a row in the rear of this popular leasehold estate. It is presented to the highest standard with tasteful decoration throughout. Boasting an upside layout with a desirable open plan layout on the top floor it has views over the communal gardens and is light and spacious. It has been successfully let out as a holiday accommodation over the past few years with accounts available to genuinely interested parties. If this is your aim the property can be purchased including all contents making it an easy and hassle free switch over for rentals. Alternatively it would be an ideal starter home - just ready to move in.

Externally the property benefits from ample parking facilities and well kept communal gardens for you to use and enjoy.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### FIRST FLOOR

#### Entrance Hall

0.99 x 1.79 (3'2" x 5'10")

Carpeted, uPVC front door

#### Inner Hall

3.30 x 0.91 (10'9" x 2'11")

Carpeted, night storage heater, understairs storage cupboard

#### Bedroom 1

2.99 x 3.64 (9'9" x 11'11")

Carpeted, night storage heater, built-in single wardrobe/cupboard, uPVC window to communal gardens

#### Bedroom 2

2.73 x 2.33 (8'11" x 7'7")

Carpeted, night storage heater, built-in single wardrobe/cupboard, uPVC window to communal gardens

#### Bathroom

1.40 x 2.30 (4'7" x 7'6")

Linoleum flooring, white bathroom suite comprising low level W/C, sink, fully enclosed shower cubicle with Mira Sport electric shower, uPVC window with modesty glass.

### SECOND FLOOR

#### Lounge

4.56 x 3.59 (14'11" x 11'9")

Carpeted, night storage heater, uPVC window to communal gardens

#### Kitchen

1.69 x 2.97 (5'6" x 9'8")

Linoleum flooring, range of eye-level and floorstanding units, integrated electric oven, hob and extractor, stainless steel sink and drainer with mixer tap, space for under-counter 'fridge. uPVC window to communal gardens.

#### Bedroom 3

2.34 x 2.35 (7'8" x 7'8")

Carpeted, uPVC window to front aspect

#### External

Off road parking

Well-kept communal gardens

Bin storage and clothes drying areas

#### SERVICES

Mains water, drainage and electricity.

Gwynedd Council Tax - Currently exempt due to business rating, residential would be Band A.

#### LOCATION

Glan Gors is a modern development of flats, maisonettes and town houses within walking distance of to the beach, golf course, transport links and local amenities. The leasehold runs for a further 950 years.

Harlech is a World Heritage site and popular resort town on the beautiful west coast of the Snowdonia National Park offering a range of facilities including shops, restaurants, Post Office, schools, swimming pool and petrol station. It also boasts a cliff top UNESCO World Heritage Site castle and the one of the best links golf courses in the UK at Royal St David's. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

Flanked by the Rhinog mountains to the east and the Irish Sea to the west, you can expect epic sunsets and beautiful landscapes. A perfect coastal base.

#### ADDITIONAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £450 per year.

Ground rent £35 per year.











Floor plan Awaited

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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G		

See how to improve this property's energy efficiency.