



Tom Parry

65 Glan Gors, Harlech, LL46 2NX

£66,950

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65 Glan Gors is a one-bedroom ground floor flat with views of Harlech Castle on this popular leasehold estate, providing accommodation ready to just move in. The flat is bright and well-presented - having been newly redecorated throughout - with double sliding doors opening onto communal gardens. Benefitting from a long and flexible lease, the flat provides various opportunities with the added benefit of ample off road parking facilities.

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.

Accommodation comprises: (all measurements are approximate)

ENTRANCE HALL

Laminate flooring, large storage cupboard housing hot water cylinder, doors into

LOUNGE/KITCHEN

3.79 x 5.29 (12'5" x 17'4")

Open plan area with sliding patio doors onto communal gardens and views of Harlech Castle - Kitchen comprises a range of wall and base units including 1 1/2 sink and drainer unit, laminate worktops, space and plumbing for washing machine, under counter fridge, electric cooker, large breakfast bar for dining

BEDROOM 1

2.80 x 3.40 (9'2" x 11'1")

Window to front, newly fitted carpet, electric heater

BATHROOM

Fitted with white suite comprising panelled bath with shower above, wash hand basin, low level W.C., fully tiled walls and floor, obscured window to front, electric heater

EXTERNAL

Off road parking
Well-kept communal gardens
Bin storage and clothes drying areas

SERVICES

Mains water, drainage and electricity.
Gwynedd Council Tax band A

ADDITIONAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £450 per year.

Ground rent £35 per year.







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

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.



Energy rating	D	Certificate number	9150-2694-8120-2009-8095
65 Glas Gors HARLECH LL46 2NX		Valid until	3 December 2031

