



# Tom Parry

4 Glan Gors, Harlech, LL46 2NJ

£77,500

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Step into a new life of coastal living with this 3-bedroom flat in Lower Harlech. Ideally situated within walking distance to shops, stunning beach, and rail and bus links, this property offers a perfect blend of convenience and leisure. The spacious and well-appointed interior boasts three bedrooms. Natural light floods the open living and kitchen areas, providing ample space for both relaxation and entertainment. Don't miss the opportunity to make Lower Harlech your home and experience the best of seaside living. 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 door into:

### FIRST FLOOR

#### Entrance Hall

3.10 x 0.91 (10'2" x 2'11")

uPVC front door leading to L-shaped hallway 1.72 x 0.91 then 3.10 x 0.91. Cork flooring; understairs storage cupboard, doors leading to 2 x bedrooms and bathroom.

#### Bedroom 1

2.87 x 3.61 (9'4" x 11'10")

Linoleum floor tiles; built-in wardrobe/cupboard; night storage heater; uPVC window to rear aspect

#### Bedroom 2

2.75 x 2.33 (9'0" x 7'7")

Linoleum floor tiles; built-in wardrobe/cupboard; uPVC window

#### Bathroom

1.44 x 2.35 (4'8" x 7'8")

Cork flooring; white bathroom suite comprising W/C, pedestal sink, shower compartment with Mira electric shower; partially tiled walls, thermostatically controlled radiator, small uPVC window

Stairs leading to

### SECOND FLOOR

#### Lounge

4.89 x 3.75 (16'0" x 12'3")

Vinyl flooring; 1 x night storage heater plus 1 x wall mounted thermostatically controlled radiator; uPVC window with view of mountains and lawned communal gardens.

#### Kitchen

2.60 x 2.37 (8'6" x 7'9")

Vinyl flooring; range of floor-standing and wall-mounted cupboards; space for electric cooker and 'fridge, round stainless steel sink with monobloc mixer tap, Santon electric water heater, uPVC window with view of mountains and lawned communal gardens.

#### Bedroom 3

2.35 x 2.36 (7'8" x 7'8")

Vinyl flooring, 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 band A

#### ADDITIONAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £450 per year.

Ground rent £35 per year.









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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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4 Bed Semi HARLECH L16 2HU		Energy rating <b>E</b>	Valid until 4 February 2024	Contact number 0160 2655 1395 2474 5461
Property type		Mid-floor maisonette		
Total floor area		58 square metres		

