



**Tom Parry**

68 Glan Gors, Harlech, LL46 2NX

**£74,450**

## 68 Glan Gors, Harlech, LL46 2NX

68 Glan Gors is a one bedroom first floor flat in a desirable location on the popular leasehold estate. This flat is presented to a high standard providing any purchaser contemporary accommodation ready to just move in. It is bright and spacious and the large picture window ensures the living space is flooded with natural light.

Internally it benefits from newly laid carpets throughout, fitted kitchen with new oven and hob, updated and recently installed electric heating and complete redecoration throughout.

Externally the improvements continue with the flat benefitting from new rendering, new windows fitted in 2023 with FENSA certification and a galvanized steel staircase.

Appealing to first time buyers, those looking for a bolt hole or a rental investment, this apartment meets all needs.

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 - from first time buyers to those looking for investment potential. This is the perfect place to step into a new life of coastal living.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### ENTRANCE HALL

**3.71 x 1.00 (12'2" x 3'3")**

uPVC door to external, carpeted, night storage heater, large storage cupboard housing hot water cylinder

### LOUNGE

**3.87 x 3.95 (12'8" x 12'11")**

Carpeted, window to rear aspect with views over communal gardens, electric storage heater.

### KITCHEN

**3.80 x 1.60 (12'5" x 5'2")**

Vinyl flooring, range of wall and base cupboards, space and plumbing for washing machine, space for 'fridge freezer, electric hob, stainless steel sink and drainer, window to rear aspect

### BEDROOM

**2.93 x 3.40 (9'7" x 11'1")**

Carpeted, window to front aspect, electric storage heater,

### BATHROOM

**2.33 x 1.53 (7'7" x 5'0")**

Vinyl flooring, tiled walls, white suite comprising bath with electric Mira Sport shower over, W/C, pedestal sink, Dimplex electric wall heater, window with modesty glass to front aspect.

### EXTERNAL

Well maintained communal gardens with lawn and seating areas

Ample car parking facilities

Bin storage and clothes drying areas

### LOCATION

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, 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.

### SERVICES

Mains water, drainage and electricity.

### MATERIAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £495 per year.

Ground rent £35 per year.

Council tax band A

Standard construction

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



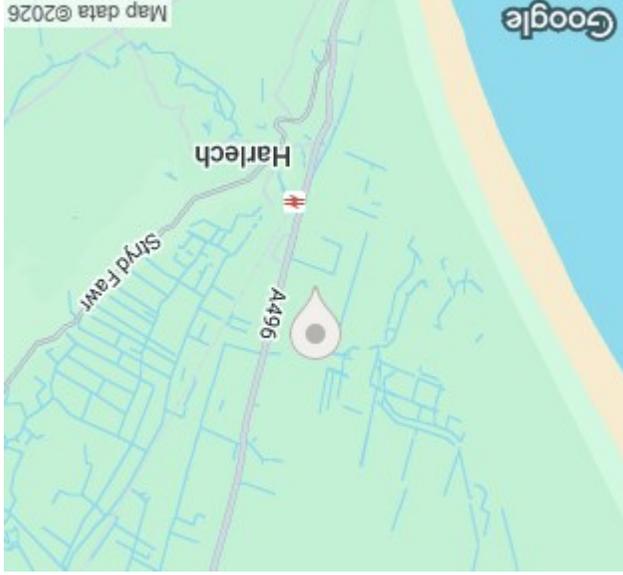




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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		68 Glen Gors HARLECH LL46 2NX	
Valid until		25 January 2033	
Certificate number		2217-3529-6000-1876-9222	
Property type		Top-floor flat	
Total floor area		41 square metres	



Floor plan Awaited