



Tom Parry

98 Glan Gors, LL46 2NX

£92,500

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98 Glan Gors is a 3 bedroom house, located in a quiet position at the rear of this popular leasehold estate. Natural light floods the open living and kitchen areas, providing ample space for both relaxation and entertaining. It benefits from a spacious lounge/diner and 3 good size bedrooms. The house has recently been decorated and had work done to the roof and is presented to the high standards throughout.

Appealing to first time buyers, those looking for a bolt hole or a rental investment, this house meets all needs. In addition, the property benefits from established second home status and thus may continue to be used as such.

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 PORCH

0.94 x 2.01 (3'1" x 6'7")

GROUND FLOOR

HALLWAY

2.35 x 1.75 (7'8" x 5'8")

Carpeted, cupboard housing water tank and shelving for storage.

BEDROOM 1

2.99 x 2.76 (9'9" x 9'0")

Double bedroom, carpeted, single built-in wardrobe with cupboard space over, one single and one double electric socket, electric panel heater, uPVC window to rear aspect

BEDROOM 2

3.03 x 2.33 (9'11" x 7'7")

Double bedroom, carpeted, electric wall heater, two single electric sockets, uPVC window to front aspect

BEDROOM 3

2.02 x 3.46 (6'7" x 11'4")

Carpeted, single built-in wardrobe with cupboard space over, two single electric sockets, electric panel heater, uPVC window to side aspect

FIRST FLOOR

LOUNGE

3.45 x 5.12 (11'3" x 16'9")

Carpeted, 2 x uPVC windows to rear aspect, electric panel heater

KITCHEN

2.54 x 1.84 (8'3" x 6'0")

Vinyl flooring, partially tiled to walls, range of wall mounted and floor standing cupboards with good quality wooden doors, electric hob, laminate worktops, stainless steel sink and drainer with mixer tap, uPVC window to rear aspect

SHOWER ROOM

1.55 x 2.37 (5'1" x 7'9")

Partially tiled, linoleum flooring, shower cubicle with Aqualisa shower, white ceramic W/C, sink, uPVC window with modesty glass to side aspect.

EXTERNAL

Well maintained communal gardens with lawn and seating areas
Ample car parking facilities
Bin storage and clothes drying areas

SERVICES

Mains water, drainage and electricity

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.

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

Currently classed as a second home.







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.

Total area: approx. 56.4 sq. metres (606.7 sq. feet)

Property type		End-terrace house		Total floor area		58 square metres	
Energy rating		Valid until		Certificate number		5500-1377-0522-6606-3863	
E		16 August 2036					
LL46 2NX HARLECH 98 Glen Gars							

