



# Tom Parry

9 Glan Gors, Harlech, LL46 2NJ

£72,950

## 9 Glan Gors, Harlech, LL46 2NJ

9 Glan Gors is a 1 bedroom, first floor flat and a perfect example of how desirable these properties can be. It has been maintained and presented to the highest standards and benefits from a light and desirable open plan layout. It is the perfect turn key accommodation. Appealing to first time buyers, those looking for a bolt hole or a rental investment, this apartment meets all needs.

The property benefits from a newly fitted kitchen and shower room and has been completely refurbished throughout. It is bright and spacious and the large picture window in the living spaces ensure that the rooms are flooded with natural light.

Located at the front of the estate it benefits from countryside views to the front and the well kept communal gardens to the rear.

All local amenities are within walking distance, including public transport links, schools and shop and the beautiful beach of Harlech is approximately a 20 minute stroll.

This flat provides everything you can want or need in a perfectly formed package and benefits from no onward chain.

Accommodation comprises: ( all measurements are approximate )

Steps leading to entrance door

### ENTRANCE HALLWAY

3.73 x 0.90 (12'2" x 2'11")

uPVC external door; tiled flooring, newly fitted doors into

### LOUNGE/KITCHEN

5.28 x 3.78 (17'3" x 12'4")

Desirable open plan layout with kitchen area comprising of newly fitted wall and base units with boarded splashback, stainless steel sink and drainer unit with mixer tap, brand new electric oven with hob above, space for fridge, window to side

Lounge/dining area: Newly laid fitted carpet, TV point, large uPVC window with fitted blinds to rear aspect with views over communal gardens, storage cupboard; electric heater

### BEDROOM

2.82 x 3.37 (9'3" x 11'0")

Fitted carpet, electric wall heater, uPVC window with fitted blind to front aspect, single wardrobe with storage cupboard above

### SHOWER ROOM

2.46 x 1.37 (8'0" x 4'5")

Newly fitted suite comprising large shower cubicle, low level w.c., wash hand basin with vanity unit below, shower boards, obscured window to front

### EXTERNAL

Well maintained communal gardens and clothes drying facilities

Metal steps up to flat

Plentiful parking

External storage shed

### SERVICES

Mains water, drainage and electricity.

Gwynedd Council tax band A

### ADDITIONAL INFORMATION

Leasehold property with approximately 950 years remaining. There is an annual total charge of approximately £500 - which includes the ground rent and service charge.

### 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.









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.



9, Glan Gors HARLECH LL46 2NJ		Energy rating 
Valid until 11 January 2030		
Certificate number 8211-6422-5439-2486-8992		
Property type Top-floor flat		
Total floor area 39 square metres		