



**Tom Parry**

153 Glan Gors, Harlech, LL46 2SQ

**£95,000**



## 153 Glan Gors, Harlech, LL46 2SQ

153 Glan Gors is a 2 bedroom flat, located in the best position on this popular leasehold estate. The property has an upside down layout so the open plan living space benefits from the beautiful countryside and castle views, and has a sunny and light aspect. It has recently undergone a refurbishment and now benefits from a newly fitted kitchen, bathroom, upgraded heating and new carpets. Just move in and enjoy!

Glan Gors is a modern development of flats, maisonettes and town houses close to the beach, golf course, transport links and local amenities.

Harlech is a World Heritage site and popular resort town offering a range of facilities including shops, restaurants, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf club. 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.

Accommodation comprises: ( all measurements are approximate )

Steps lead to entrance door on first floor into

### FIRST FLOOR

#### ENTRANCE HALLWAY

Large under stairs storage cupboard housing hot water cylinder, electric heater, stairs leading to second floor, doors leading to

#### BEDROOM 1

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

Fitted carpet, electric heater, built in storage cupboards, window to rear

#### BEDROOM 2

**2.37 x 2.92 (7'9" x 9'6")**

Fitted carpet, built in storage cupboards, electric heater, window to rear

#### BATHROOM

Fitted with white contemporary suite comprising of panelled bath with shower and glazed screen above, wash hand basin with vanity unit below, low level W.C., upvc boarded walls, vinyl flooring, wall mounted mirrored cabinet, extractor fan, wall heater, obscured window to front

### SECOND FLOOR

#### LOUNGE

**4.82 x 5.34 (15'9" x 17'6")**

Spacious and light with double aspect windows and beautiful views over surrounding communal gardens, hills and castle beyond, fitted carpet, electric heaters x 2, door into

#### KITCHEN

**2.28 x 2.34 (7'5" x 7'8")**

Newly fitted with a stylish range of wall and base units including electric cooker with hob and extractor hood above, sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, laminate worktops, tiled splash backs, laminate flooring, window to front

#### EXTERNAL

Communal gardens with lawn and seating area. Ample car parking facilities. Bin storage and drying areas.

#### SERVICES

Mains water, electricity and drainage.

Council Tax band A

Tenure - Leasehold. Combined charges for service and ground rent are currently £475.00 per annum ( approximately )











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.



Valid until 11 January 2030	
Certificate number 8090-2666-6529-3396-4213	
<b>E</b>	153, Glan Gors HARLECH LL46 2SQ
Energy rating	

