



**Tom Parry**

**73 Glan Gors, Harlech, LL46 2NX**

**£72,500**

## 73 Glan Gors, Harlech, LL46 2NX

73 Glan Gors is a one-bedroom ground floor flat with views of Harlech Castle on this popular leasehold estate, providing accommodation ready to just move in. Benefitting from a long and flexible lease, the flat provides various opportunities with the added benefit of ample parking facilities and communal gardens.

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 hall

3.67 x 0.98 (12'0" x 3'2")

uPVC exterior door, carpeted, night storage heater, electric box, storage cupboard housing water tank, doors leading to

### Lounge / kitchen

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

Open plan lounge, kitchen and dining area.

Lounge/dining area: Carpeted with TV point, feature electric fire, large uPVC window to rear aspect, storage cupboard.

Kitchen: Range of pine base units and eye-level shelves, double stainless-steel sink and drainer; New World electric oven; Stoves electric hob, extractor fan, under counter 'fridge, Linoleum to floor; uPVC window with view of Harlech Castle.

### Bedroom

2.76 x 3.40 (9'0" x 11'1")

Carpeted, night storage heater plus electric heater, uPVC window to front aspect, single wardrobe with storage cupboard above

### Bathroom

2.42 x 1.40 (7'11" x 4'7")

Linoleum floor, half-tiled white walls, white W/C, sink and bath with Mira Sport shower, uPVC window

### External

Communal grassed areas and clothes drying facilities

Plentiful parking

External storage shed

### Services

Mains electricity, water and drainage.

### Additional information

Lease approximately 950 years with an annual total charge of approximately £500.

Gwynedd council tax band A











Valid until 26 March 2027	Certificate number 2838-3097-7277-3853-0970
<div>Energy rating</div> <div>D</div>	
73, Glan Gors HARLECH LL46 2NX	



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.

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