



Tom Parry

18 Glan Gors, Harlech, LL46 2NJ
£73,500

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18 Glan Gors is a one bedroom ground 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 benefits from a desirable open plan layout with modern fitted kitchen and bathroom, electric heating, uPVC double glazing, fitted carpet and laminate flooring.

It is bright and spacious and the patio doors in the living spaces ensure that the rooms are flooded with natural light as well as being directly connected to the outside space.

Appealing to first time buyers, those looking for a bolt hole or a rental investment, this apartment meets all needs. In addition, the property benefits from long established holiday home status..

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

3.65 x 1.02 (11'11" x 3'4")

Carpeted, electric wall heater, storage cupboard, uPVC door to external.

Council tax band A

Standard construction

Currently classed as a second home.



LOUNGE/KITCHEN

5.44 x 3.82 (17'10" x 12'6")

Lounge: Carpeted, uPVC patio doors to rear aspect, tv point, electric wall heater, feature electric fire and surround, built-in cupboard.

Kitchen: Light colour laminate flooring, range of floor standing cupboards with black laminate worktops, stainless steel sink and drainer unit, electric cooker, extractor fan, space for washing machine, tall freestanding cupboard, uPVC window to rear aspect.

BEDROOM

2.94 x 3.37 (9'7" x 11'0")

Double bedroom, carpeted, single built-in wardrobe with cupboard space over, electric panel heater, uPVC window to front aspect

SHOWER ROOM

1.42 x 2.47 (4'7" x 8'1")

Vinyl flooring, white suite comprising walk-in shower unit, electric shower, W/C and pedestal sink. heated towel rail, partially tiled, uPVC window with modesty glass.

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

MATERIAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £495 per year.

Ground rent £35 per year.





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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.

EPC Awaited

Floor Plan Awaited

