



# Tom Parry

21 Glan Gors, Harlech, LL46 2NJ  
£62,500

## 21 Glan Gors, Harlech, LL46 2NJ

Step into a new life of coastal living with this recently renovated one bedroom, first floor flat in Lower Harlech. Ideally situated within walking distance to shops, stunning beach, and rail and bus links, this property offers a great opportunity to make Harlech your home and experience the best of seaside living. 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 door into:

### Entrance hall

**2.74 x 1.01 (8'11" x 3'3")**

uPVC front door leading to:

### Lounge/kitchen

**3.86 x 5.33 (12'7" x 17'5")**

Two uPVC windows with open views of playing fields and Harlech Castle; Brand new range of floor and eye-level units; new electric cooker and 'fridge; plumbing for washing machine ; stainless steel sink and drainer. TV point.



### Bedroom

**3.38 x 2.77 (11'1" x 9'1")**

uPVC window; newly carpeted; electric wall heater; built-in wardrobe/cupboard.

### Bathroom

**1.42 x 2.36 (4'7" x 7'8")**

Partially tiled; white W/C; small sink; white bath with electric shower



### External

Off road parking

Well-kept communal gardens

Bin storage and clothes drying areas

### Services

Mains water, drainage and electricity.

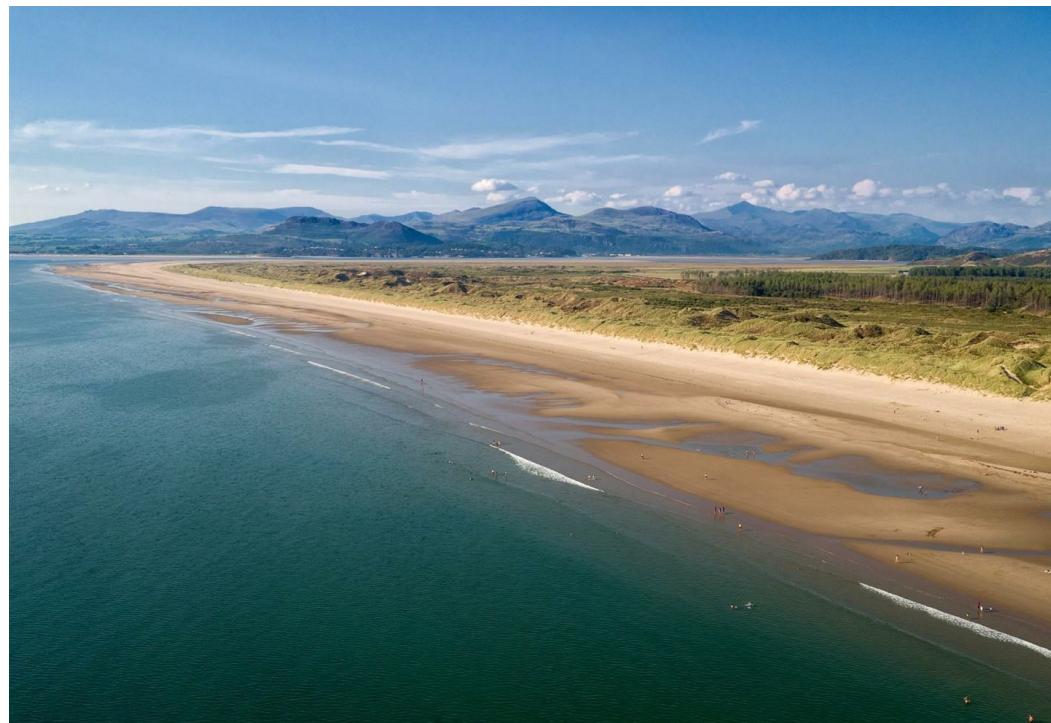
Gwynedd Council Tax band A

### Additional information

Leasehold property with approximately 950 years on lease.

Service charge £450 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.

