



# Tom Parry

20 Glan Gors, Harlech, LL46 2NJ  
Offers in the region of £75,000

## 20 Glan Gors, Harlech, LL46 2NJ

20 Glan Gors is a first floor, well presented one bedroom flat on the popular leasehold estate, with views from the rear of playing fields and Harlech Castle. It benefits from a desirable open plan layout in the living/kitchen room. Outdoors, the rear of the property has recently been re-rendered and painted to a high standard with the front having the same treatment imminently.

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 and can be used as a permanent or second home.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### ENTRANCE HALLWAY

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

uPVC external door; carpeted; large storage cupboard with louvre doors. Doors to lounge, bedroom and bathroom

### LOUNGE/KITCHEN

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

Lounge: Carpeted, uPVC window to rear aspect, tv point, electric wall heater, feature fireplace with slot for electric fire, built-in cupboard.

Kitchen: Vinyl flooring, range of floor standing and wall mounted modern cupboards with black worktops, stainless steel sink and drainer unit, space for electric cooker, extractor fan, space for washing machine, space for 'fridge, uPVC window to rear aspect.

### BEDROOM

2.96 x 3.35 (9'8" x 10'11")

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

### BATHROOM

1.51 x 2.39 (4'11" x 7'10")

Vinyl flooring, white suite comprising bath, W/C and pedestal sink, partially tiled, uPVC window with modesty glass.

### EXTERNAL

Well maintained communal gardens with lawn and seating areas

Private designated car parking space

Bin storage and clothes drying areas

Outside store

### SERVICES

Mains water, drainage and electricity

### MATERIAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £450 per year.

Ground rent £35 per year.

Council tax band A

Standard construction

For Article 4 purposes currently a second home

### LOCATION

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, 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.





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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

