



**Tom Parry**

84 Glan Gors, Harlech, LL46 2NX

**£89,995**

## 84 Glan Gors, Harlech, LL46 2NX

84 Glan Gors is a refurbished, 3 bedroom townhouse, located at the rear of this popular leasehold estate. The property benefits from an upside down layout with a contemporary open plan spacious lounge/diner on the first floor providing ample room for both relaxation and entertaining. 3 good size bedrooms complete the picture. The property is presented to the highest standards throughout and absolutely no work is required. Just move in and enjoy.

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

Accommodation comprises: ( all measurements are approximate )

Stairs to first floor

Stable entrance door into

### FIRST FLOOR

#### ENTRANCE HALL

3.00 x 0.91

"L" shaped entrance hall with large understairs storage cupboard, electric heater, stairs leading to second floor, doors leading to

#### BEDROOM 1

3.66 x 2.99 (12'0" x 9'9")

Carpeted, window to rear with views over Harlech Castle, built in storage cupboards

#### BEDROOM 2

2.30 x 2.72 (7'6" x 8'11")

Carpeted, window to rear with views over Harlech Castle, built in storage cupboards

#### BATHROOM

2.94 x 1.58 (9'7" x 5'2")

Fitted with suite comprising panelled bath with "Triton Enrich" shower above and folding glazed screen, low level w.c., wash hand basin, tiled floor, partially tiled walls, wall mounted heater, obscured window to front

### SECOND FLOOR

#### LOUNGE/KITCHEN

5.30 x 5.07 (17'4" x 16'7")

Open plan layout with dual aspect windows to the front and rear and views over Harlech Castle, feature fireplace with wooden surround and inset electric fire, electric wall heater, laminate flooring, open into kitchen area which is fitted with a range of wall and base units including single sink and drainer unit, electric oven with hob above, dishwasher, washing machine, fridge/freezer, laminate worktops, laminate flooring, door to storage cupboard housing hot water cylinder, loft access

#### BEDROOM 3/STUDY

2.30 x 2.82 (7'6" x 9'3")

Electric wall heater, window to front

### EXTERNAL

Communal gardens with lawn and seating area.

Ample car parking facilities.

Attached store.

Bin storage and drying areas.

### LOCATION

Harlech is a World Heritage site and popular resort town on the beautiful west coast of the Eryri/Snowdonia National Park offering a range of facilities including shops, restaurants, Post Office, schools, hotels and a 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.

### SERVICES

Mains water, electricity and drainage.

Council Tax band A

Tenure - Leasehold.

### MATERIAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £495 per year.

Ground rent £35 per year.

Council tax band A

Standard construction

Currently classed as a rental property.







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 27 February 2031	Certificate number 2465-3004-8202-3419-1200
	
84 GLAN GORS HARLECH LL46 2NX	

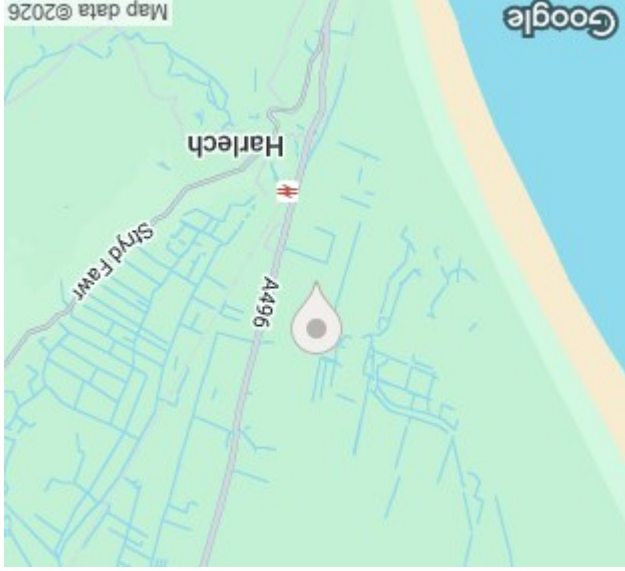
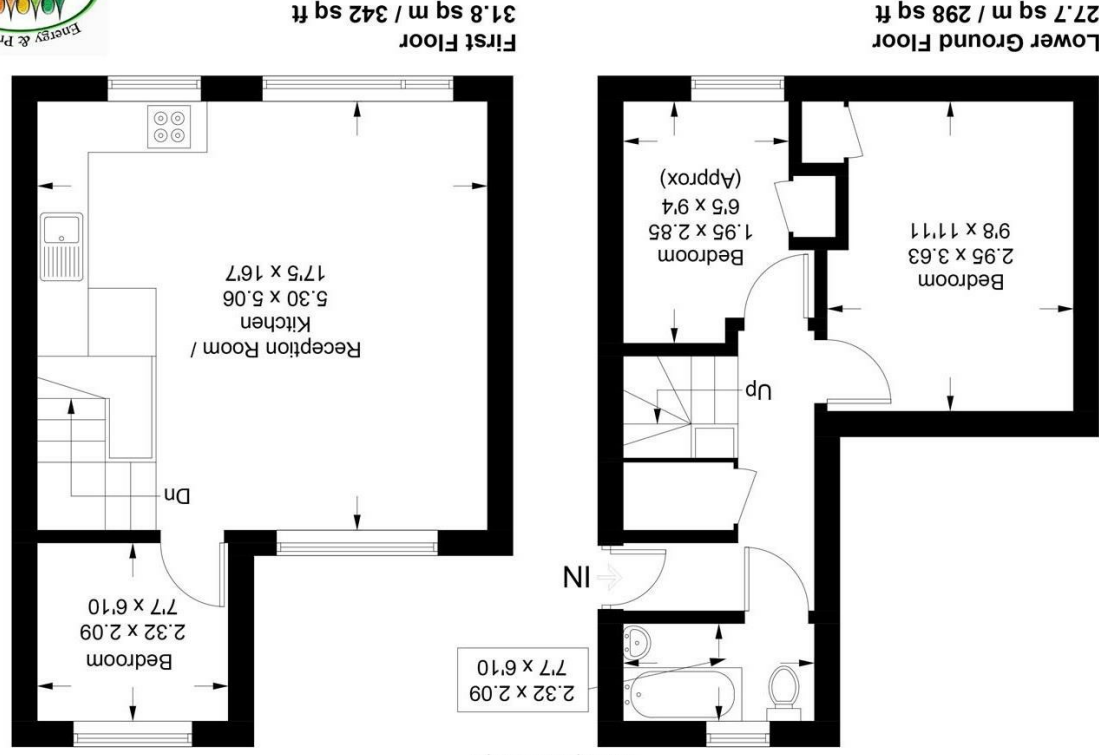


Illustration for identification purposes only, measurements are approximate, not to scale.

## 84 Glan Gors, Harlech, LL462NX

Approximate Gross Internal Area  
59.5 sq m / 640 sq ft



First Floor  
31.8 sq m / 342 sq ft

Lower Ground Floor  
27.7 sq m / 298 sq ft