



Tom Parry

64 Glan Gors, Harlech, LL46 2NX

£84,950

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64 Glan Gors is a 2 bedroom, first floor flat and a perfect example of how desirable these properties can be. It has been maintained and presented to the highest standards and benefits from a light and desirable open plan layout. It is the perfect turn key accommodation and contents could be included by separate negotiations. Appealing to first time buyers, those looking for a bolt hole or a rental investment, this apartment meets all needs.

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.

The property is located in Lower Harlech. Harlech boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The Cambrian Coastline railway provides 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

FLOOR 1

Hall

3.01 x 2.36 (9'10" x 7'8")

Laminate flooring, storage cupboard, doors to bedrooms and bathroom

Bedroom 1

3.62 x 2.90 (11'10" x 9'6")

Carpeted, uPVC window to rear, electric wall heater, integral storage cupboard/wardrobe

Bedroom 2

2.32 x 2.78 (7'7" x 9'1")

Carpeted, uPVC window to rear, electric wall heater, integral storage cupboard/wardrobe

Bathroom

2.37 x 1.47 (7'9" x 4'9")

Linoleum flooring, white suite comprising bath with overhead electric shower and shower screen, W/C, pedestal sink with cupboard storage, heated towel rail, uPVC modesty window

FLOOR 2

Lounge

3.64 x 5.09 (11'11" x 16'8")

Carpeted, uPVC window to rear aspect with views over communal gardens, electric wall heater, open into

Kitchen

3.13 x 1.44 (10'3" x 4'8")

Linoleum flooring, range of floor standing and eye-level cream gloss units, laminate wood-effect work surfaces, circular stainless steel sink and drainer, integrated electric oven, electric hob, extractor hood above, space for fridge/freezer, tiled splash back, breakfast bar. uPVC window to rear aspect overlooking communal gardens

External

Communal gardens with lawn and seating areas. Car parking, bin storage and drying areas.

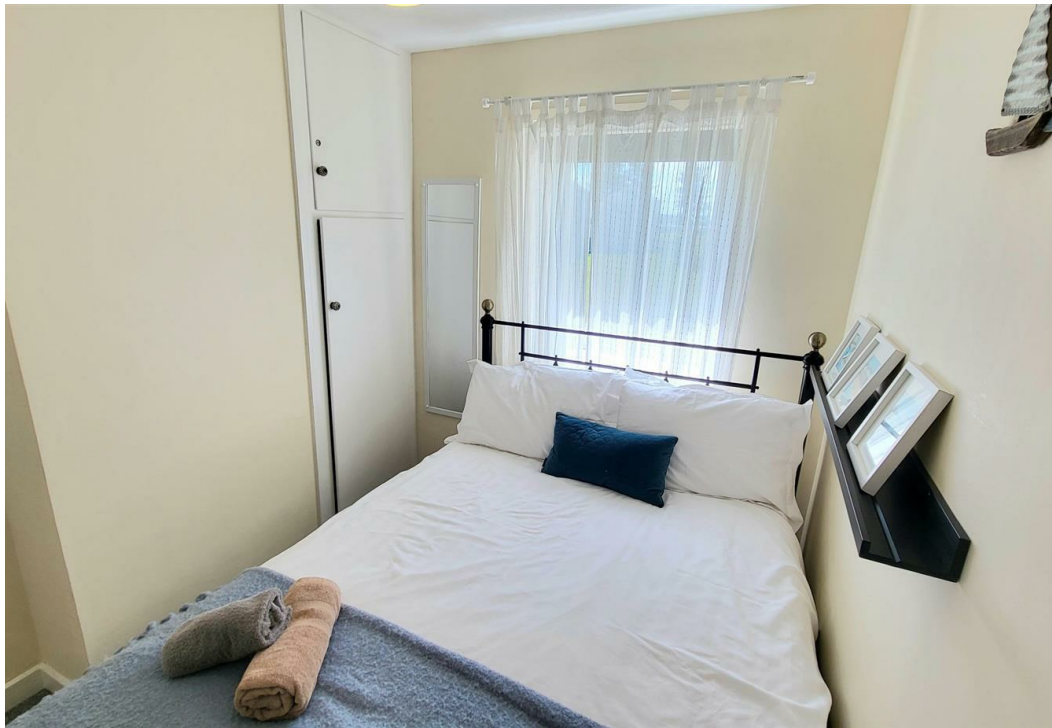
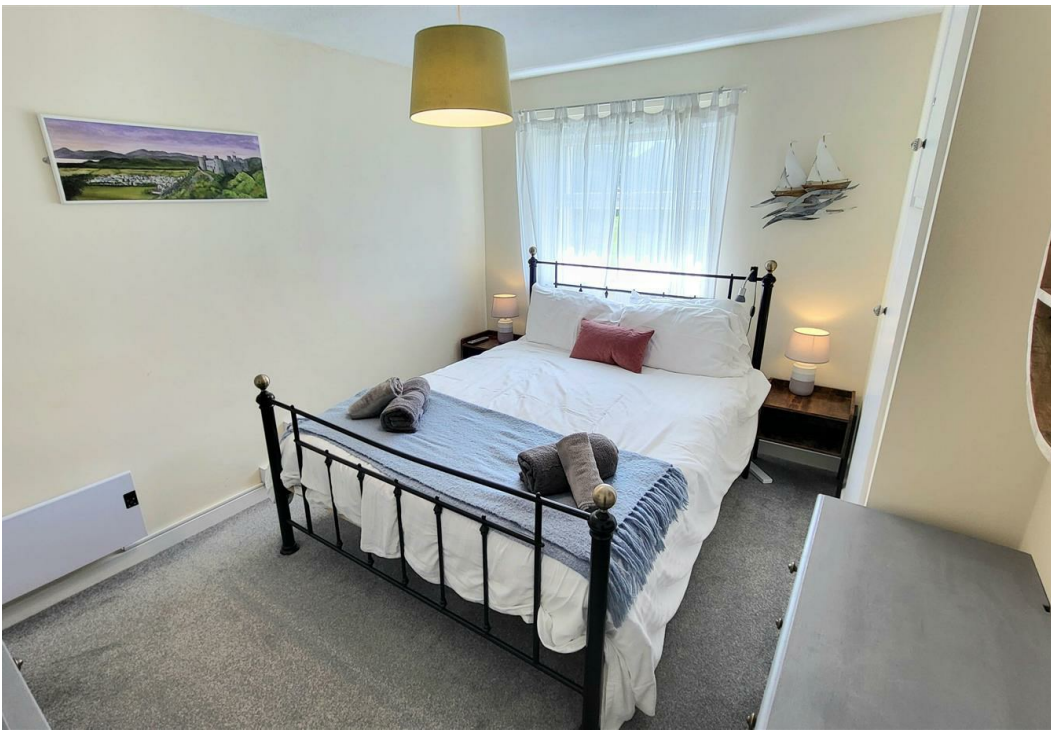
Services

Mains water, drainage and electricity

Council Tax band A

Tenure - Leasehold. Combined charges for service and ground rent are currently £475.00 per annum (approximately)







Floor plan Awaited

64 GLAN GORS HARLECH L146 2NX	
Energy rating	
D	
Valid until	25 May 2031
Certificate number	5600-8609-0622-4026-3593



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.