



Tom Parry

15 Glan Gors, Harlech, LL46 2NJ

£89,500

15 Glan Gors, Harlech, LL46 2NJ

15 Glan Gors is a two bedroom, ground 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. An additional highlight is the ground floor position of the property with double patio doors opening onto the beautiful communal gardens and with views over Harlech Castle.

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 established holiday home status and may be of interest to buyers wanting an income from holiday rental letting.

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 PORCH

ENTRANCE HALLWAY

2.83 x 1.10 (9'3" x 3'7")

Storage cupboard, cloakroom area (1.87 x 1.93m)

Doors leading to

OPEN PLAN KITCHEN/LOUNGE

Kitchen 3.61 x 2.55m - Space for tall freestanding 'fridge-freezer, space for washing machine and slim dishwasher, stainless steel sink and drainer with mixer tap,

Lounge 2.98 x 4.87m

BEDROOM 1

2.98 x 3.67 (9'9" x 12'0")

With built-in single wardrobe with cupboard above, uPVC window with open views towards Harlech Castle

BEDROOM 2

2.77 x 2.39 (9'1" x 7'10")

With built-in single wardrobe with cupboard above, uPVC window with open views towards Harlech Castle

BATHROOM

1.94 x 2.34 (6'4" x 7'8")

Partially tiled walls, white suite comprising shaped bath with shower over, W/C set into cabinet, sink set into cabinet, heated towel rail, uPVC window with modesty glass.

EXTERNAL

Well maintained communal lawned area, plentiful parking

MATERIAL INFORMATION

Mains water, drainage and electricity.

Leasehold property with approximately 950 years remaining. There is an annual total charge of approximately £500 - which includes the ground rent and service charge.

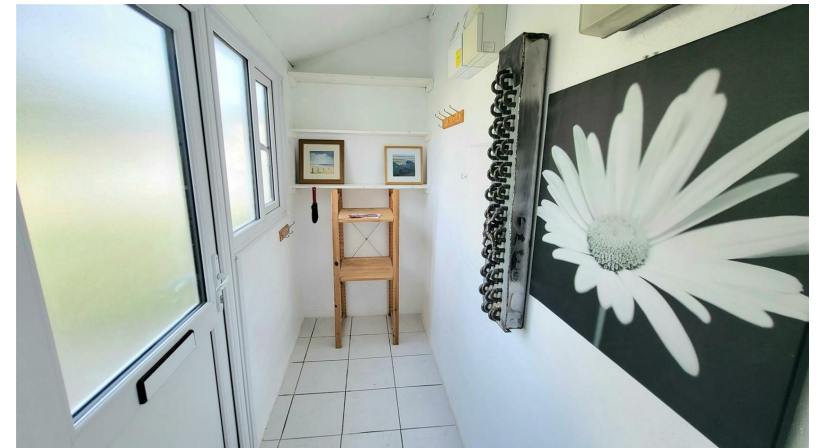
Standard construction

Gwynedd Council Tax band A

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.







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.



15, Glan Gors HARLECH LL46 2NJ	
Energy rating	
E	
Valid until	29 September 2025
Certificate number	8115-7421-3590-9910-5972

Property type	Ground-floor flat
Total floor area	47 square metres