



# Tom Parry

8 Glan Gors, Harlech, LL46 2NJ

£72,950

## 8 Glan Gors, Harlech, LL46 2NJ

8 Glan Gors is a one bedroom first floor flat in a desirable front of development location on this popular leasehold estate. This flat has been renovated to a high standard providing any purchaser contemporary accommodation ready to just move in. It benefits from a desirable open plan layout with modern fitted kitchen and bathroom, electric heating, uPVC double glazing, fitted carpet and laminate flooring.

It is bright and spacious and the large picture window in the living spaces ensure that the rooms are flooded with natural light.

Located at the front of the estate it benefits from countryside views to the front and the well kept communal gardens to the rear.

Glan Gors is a modern development of flats, maisonettes and town houses close to the beach, golf course, transport links and local amenities. The leasehold runs for a further 950 years.

Accommodation comprises: ( all measurements are approximate )

Stairs to first floor

Entrance door into

### ENTRANCE AREA

2.58 x 1.05 (8'5" x 3'5")

uPVC entrance door, laminated flooring, storage cupboard with shelving.

### LOUNGE

3.96 x 3.05 (12'11" x 10'0")

Carpeted, uPVC window to rear aspect with views over communal gardens, night storage heater, TV point, open plan layout leading into

### KITCHEN

2.47 x 4.81 (8'1" x 15'9")

Laminated flooring, light oak floor-standing and wall-mounted cupboards, black work surfaces, stainless steel sink and drainer with mixer tap, space for wahing machine, under-counter 'fridge and electric cooker. uPVC window to rear aspect.

### BEDROOM

3.05 x 3.36 (10'0" x 11'0")

Carpeted, uPVC window to front aspect, night storage heater, built-in wardrobe with storage space above.

### CORRIDOR TO BATHROOM

0.84 x 1.00 (2'9" x 3'3")

### BATHROOM

2.40 x 1.41 (7'10" x 4'7")

White bathroom suite comprising bath with Mira Sport electric shower overhead, sink with cupboard base, W/C, uPVC window to front aspect with modesty glass.

### EXTERNAL

8 Glan Gors is a 1 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.

### SERVICES

Mains water, drainage and electricity.

### MATERIAL INFORMATION

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

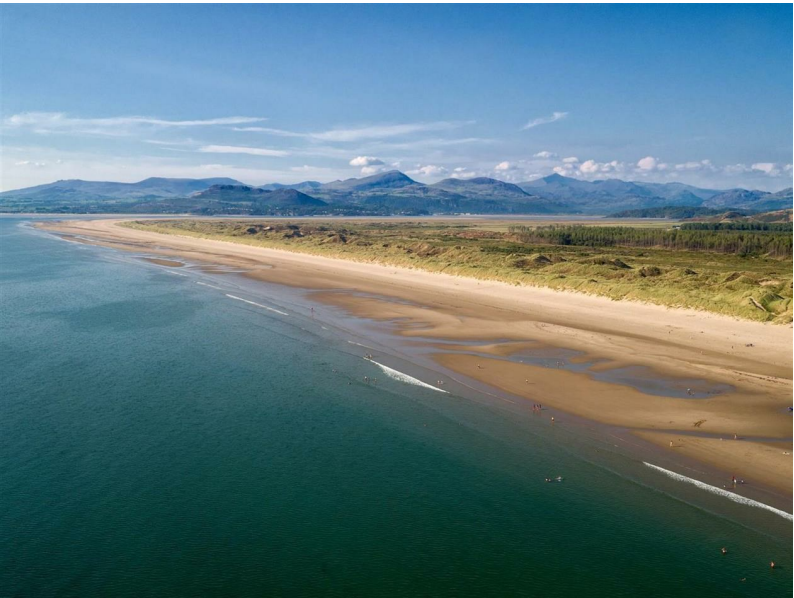
Gwynedd Council Tax band A

Currently used as a second home

### 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.











Floor plan Awaited

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	73 C