



Tom Parry

162 Glan Gors, Harlech, LL46 2SQ
Offers in the region of £67,500

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162 Glan Gors is a first floor, one bedroom flat located to the side of the development, with peaceful and relaxing views over the communal gardens and Harlech Castle. It has been taken back to the shell of the property and now benefits from new windows and doors, replastered walls and ceilings and completely new electrics throughout. The bathroom suite has already been purchased and is in the property ready to be fitted. A new kitchen will complete the refurbishment and the new purchaser will, without any doubt, be the proud owner of one of the best properties on this popular estate.

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.

Accommodation comprises: (all measurements are approximate)

Stairs lead to first floor and entrance door into

HALLWAY

3.69 x 1.03 (12'1" x 3'4")

Large cupboard housing hot water cylinder, doors leading to

LOUNGE/KITCHEN

3.83 x 5.27 (12'6" x 17'3")

Open plan area with windows to front looking over communal gardens

BEDROOM

2.80 x 3.39 (9'2" x 11'1")

Window to rear

BATHROOM

All plumbing installed for new bathroom

EXTERNAL

Metal steps to property

Off road parking

Well-kept communal gardens

Bin storage and clothes drying areas

SERVICES

Mains water, drainage and electricity.

Gwynedd Council Tax band A

ADDITIONAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge approx £550 per year.

Ground rent £35 per year.

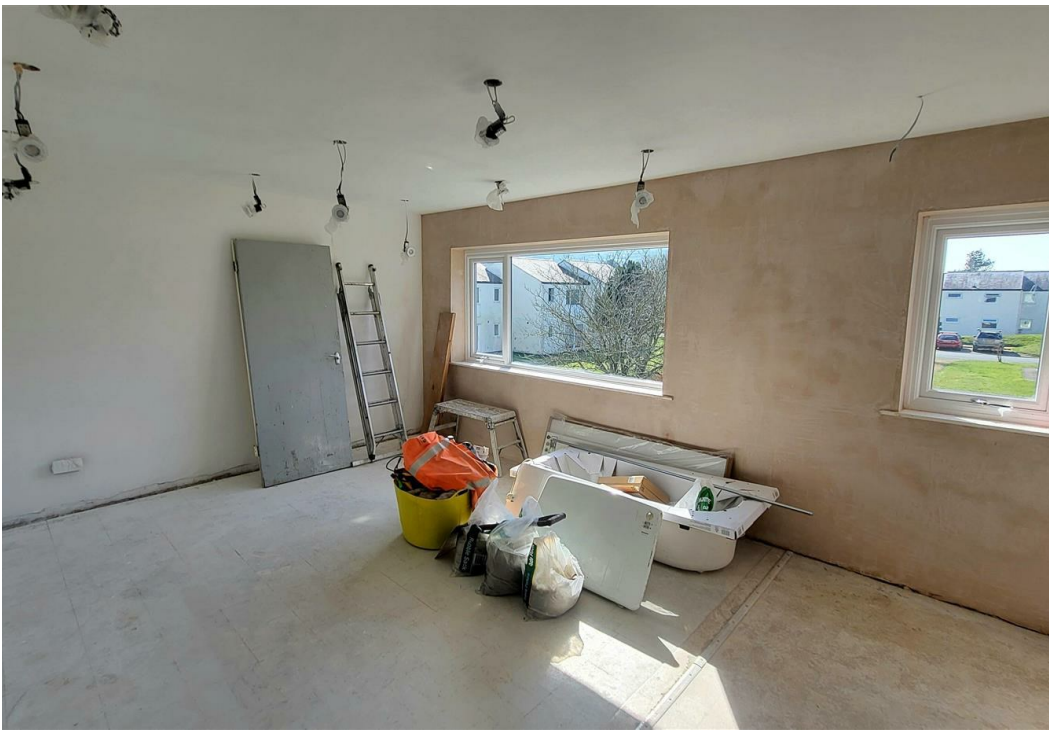
Gwynedd Council Tax band A

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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Approximate Gross Internal Area
39.7 sq m / 427 sq ft

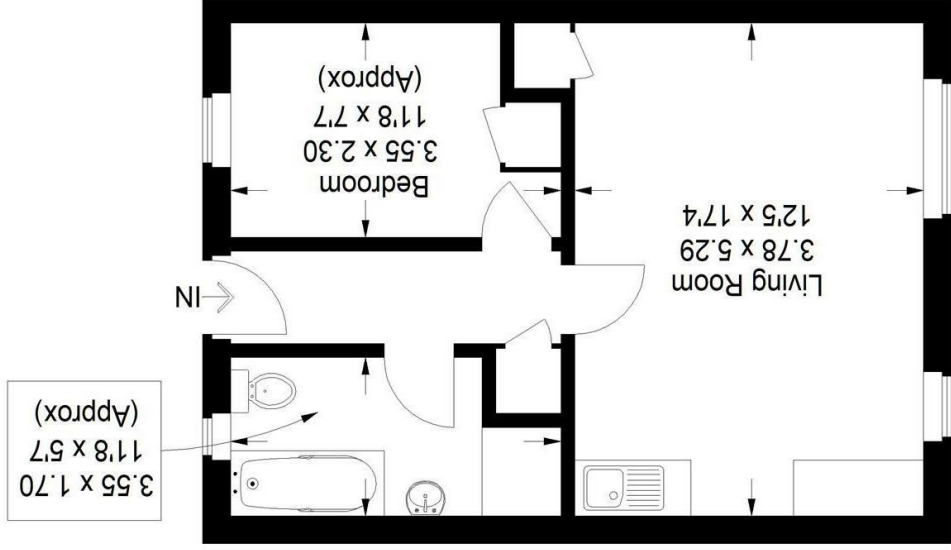


Illustration for identification purposes only,
measurements are approximate, not to scale.



Energy rating	162 Glan Gors HARLECH LL46 2SQ	Valid until 19 January 2033	Certificate number 0340-2511-0290-2497-6335
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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.

