

Tom Parry

68 Glan Gors, Harlech, LL46 2NX

£69,999

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Tom Parry & Co are proud to present 68 Glan Gors to the market. This property is a one bedroom first floor apartment in a desirable location on the popular leasehold estate. This flat is presented to a very high standard, providing any purchaser contemporary accommodation ready to just move in to! It is bright and spacious and the large picture window ensures the living space is flooded with natural light.

Internally it benefits from newly laid carpets throughout, fitted kitchen with new oven and hob, updated and recently installed electric heating and complete redecoration throughout.

Externally the improvements continue with the flat benefitting from new rendering, new windows fitted in 2023 with FENSA certification and a galvanized steel staircase.

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 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 HALL
3.71 x 1.00 (12'2" x 3'3")
uPVC door to external, carpeted, night storage heater, large storage cupboard housing hot water cylinder

LOUNGE
3.87 x 3.95 (12'8" x 12'11")
Carpeted, window to rear aspect with views over communal gardens, electric storage heater.

KITCHEN
3.80 x 1.60 (12'5" x 5'2")
Vinyl flooring, range of wall and base cupboards, space and plumbing for washing machine, space for 'fridge freezer, electric hob, stainless steel sink and drainer, window to rear aspect

BEDROOM
2.93 x 3.40 (9'7" x 11'1")
Carpeted, window to front aspect, electric storage heater,

BATHROOM
2.33 x 1.53 (7'7" x 5'0")
Vinyl flooring, tiled walls, white suite comprising bath with electric Mira Sport shower over, W/C, pedestal sink, Dimplex electric wall heater, window with modesty glass to front aspect.

EXTERNAL
Well maintained communal gardens with lawn and seating areas
Ample car parking facilities
Bin storage and clothes drying areas

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.

SERVICES
Mains water, drainage and electricity.

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
For Article 4 purposes the property can be used as a primary residence, rental or holiday let property.













Floor Plan Awaited



68 Glan Gors
HARLECH
LL46 2NX

Energy rating
C

Valid until	Certificate number
25 January 2033	2217-3529-6000-1876-9222

Property type	Top-floor flat
Total floor area	41 square metres

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.

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