



Tom Parry

61 Glan Gors, Harlech, LL46 2NJ

£95,000

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Tom Parry & Co are proud to present this beautifully upgraded, three-bedroom end of terrace town-house with direct access to the grassed communal gardens and views of Harlech castle via the patio doors.

61 Glan Gors is located in a quiet position at the side of this popular leasehold estate. The property benefits from a contemporary open plan spacious lounge/diner on the ground floor providing ample room for both relaxation and entertaining. The accommodation has recently undergone a programme of improvements and a stylish new kitchen and bathroom have been installed. Three good size bedrooms and a utility area complete the picture. The property is presented to the highest standards throughout and absolutely no work is required. Just move in and enjoy!

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 - This is the perfect place to step into a new life of coastal living.

Accommodation comprises: (all measurements are approximate)

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GROUND FLOOR

ENTRANCE PORCH/UTILITY

1.35 x 0.89 (4'5" x 2'11")

Tiled floor, space and plumbing for washing machine and tumble dryer, uPVC window, uPVC inner door leading into:

HALLWAY

2.08 x 0.79 (6'9" x 2'7")

Newly carpeted, understairs storage cupboard, stairs leading to first floor, door leading into

LOUNGE

3.43 x 5.06 (11'3" x 16'7")

Newly fitted carpet, feature fireplace with wooden surround and inset electric "log burning effect" fire, window and patio doors leading to communal gardens, sliding door leading to

KITCHEN

2.41 x 1.71 (7'10" x 5'7")

Vinyl flooring, selection of base and eye-level wall units, laminate worktops, space for electric cooker, space and plumbing for dishwasher, sink and drainer unit, space for under counter fridge, water proof boarding to walls, window over sink

BATHROOM

2.17 x 1.34 (7'1" x 4'4")

White suite comprising panelled bath with electric shower above and dual glazed screens, wash hand basin with vanity unit below, low level w.c., water proof shower boarding to walls, mirrored wall cabinet, obscured window to side

FIRST FLOOR

LANDING

Doors leading to

BEDROOM 1

3.47 x 2.99 (11'4" x 9'9")

Newly carpeted, built-in single wardrobe with cupboard above, uPVC window with view over grounds and Harlech Castle

BEDROOM 2

3.11 x 2.34 (10'2" x 7'8")

Newly carpeted, electric wall heater, built-in single wardrobe with cupboard above, uPVC window

BEDROOM 3

1.95 x 2.94 (6'4" x 9'7")

Newly carpeted, uPVC window

EXTERNAL

Well kept communal gardens
Ample off road parking facilities
Communal drying areas and bin storage

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 electric, water and drainage

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 is primary residence.



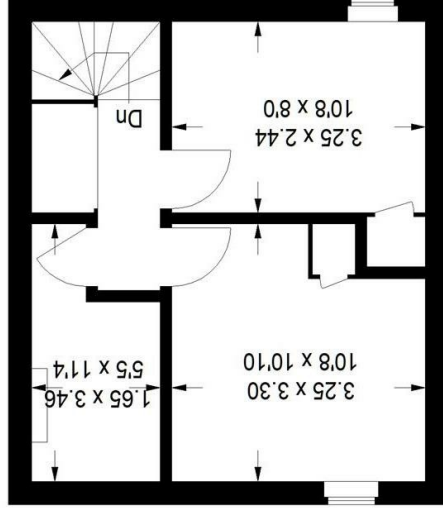




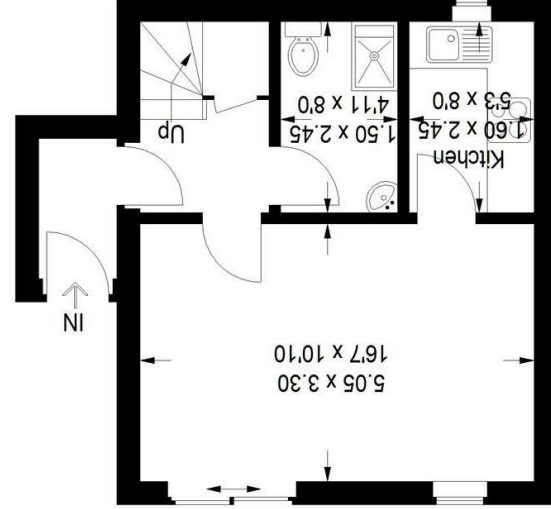
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

First Floor
29.8 sq m / 321 sq ft



Ground Floor
32.6 sq m / 351 sq ft



Approximate Gross Internal Area = 62.4 sq m / 672 sq ft

61 Gfan Gors, Harlech, Gwynedd, LL46 2NJ



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

<p>Energy rating</p>	<p>61 Gfan Gors HARLECH LL46 2NJ</p>
	<p>Valid until 16 October 2032</p> <p>Certificate number 1332-0220-4209-0722-1292</p>

