



Tom Parry

101 Glan Gors, Harlech, LL46 2NX

£104,950

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101 Glan Gors is a well presented 3 bedroom flat, located at the rear - the quietest corner - of this popular leasehold estate. Boasting an upside layout with a desirable open plan layout on the top floor it has views over the communal gardens and is light and spacious. It is a blank canvas for any new owner, just in need of your own personal style and touches to make it a beautiful, low maintenance property. The current owner has made considerable improvements to the property, including new electrics, new water boiler, recently fitted bathroom and beautiful marble tiled floors to the lower floor.

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

FIRST FLOOR

ENTRANCE HALLWAY

1.70 x 0.90 (5'6" x 2'11")

uPVC external door, marble tiled flooring, wooden door into:

INNER HALLWAY

2.94 x 0.82 (9'7" x 2'8")

Marble tiled flooring, understairs cupboard measuring 1.59 x 0.78

BEDROOM 1

3.01 x 3.64 (9'10" x 11'11")

Double room, marble tiled flooring, single built-in wardrobe with cupboard above, night storage heater, uPVC window to rear aspect with castle view

BEDROOM 2

2.89 x 2.33 (9'5" x 7'7")

Single room, marble tiled flooring, single built-in wardrobe with cupboard above, night storage heater, uPVC window to rear aspect with castle view

BATHROOM

2.29 x 1.42 (7'6" x 4'7")

Marble tiled flooring, partially tiled walls, white bathroom suite comprising bath with overhead "Mira Vie" electric shower, W/C and pedestal sink. uPVC window with modesty glass.

SECOND FLOOR

LOUNGE/KITCHEN/DINER

Lounge: 3.85 x 4.82 Laminate flooring, night storage heater, uPVC window to rear aspect with castle view
Kitchen: 2.42 x 2.95 Laminate flooring, range of wall mounted and floor standing cupboards with laminate worktops, 1.5 stainless steel sink and drainer with mixer tap, newly fitted electric oven and hob, extractor fan, integrated washing machine, space for 'fridge, cupboard with recently installed Heatria Sadia Megaflow water boiling system, uPVC window to rear aspect with castle view

BEDROOM 3

2.36 x 2.36 (7'8" x 7'8")

Laminate flooring, uPVC window to front aspect, loft access.

EXTERNAL

Well maintained communal gardens with lawn and seating areas
Private designated car parking space
Bin storage and clothes drying areas
Outside store

SERVICES

Mains water, drainage and electricity

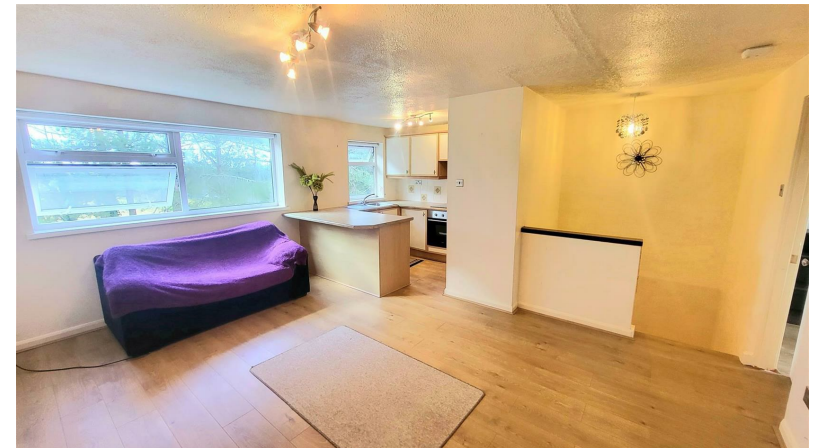
MATERIAL INFORMATION

Leasehold property with approximately 950 years on lease.
Service charge £450 per year.
Ground rent £35 per year.
Council tax band A
Standard construction
Primary residence

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.







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.

