



# Tom Parry

57 Glan Gors, Harlech, LL46 2NJ  
Offers in the region of £102,500

## 57 Glan Gors, Harlech, LL46 2NJ

A feast for the eyes!

57 Glan Gors is a three bedroom townhouse, located in a quiet position at the side of this popular leasehold estate. The property benefits from an upside down layout with a spacious lounge/diner on the first floor providing ample room for both relaxation and entertaining whilst looking out over communal gardens. The accommodation has recently undergone a programme of improvements with solar panels and new electric heating. Although distinctive in its presentation the property is in excellent order throughout. Three good size bedrooms and shower room complete the picture. Appealing to first time buyers or a rental investment, this townhouse 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 )

### GROUND FLOOR

#### HALLWAY

3.66 x 1.02 (12'0" x 3'4")

Stairs leading to first floor, electric wall heater, doors leading to

#### BEDROOM 1

2.98 x 3.55 (9'9" x 11'7")

Window to rear aspect, electric heater, fitted carpet

#### BEDROOM 2

2.67 x 2.35 (8'9" x 7'8")

uPVC door to rear patio with views over communal gardens, fitted carpet

#### SHOWER ROOM

1.44 x 2.31 (4'8" x 7'6")

Window with modesty glass, walk in shower cubicle with electric shower, wash hand basin, low level w.c.,

#### CONSERVATORY/SITTING ROOM

2.86 x 2.53 (9'4" x 8'3")

An added bonus to the floorplan of this delightful townhouse with window and door to front aspect

### FIRST FLOOR

#### LOUNGE

3.63 x 3.73 (11'10" x 12'2")

Large picture window to rear over looking communal gardens, feature fireplace with inset electric fire, electric wall heater

#### KITCHEN

1.88 x 2.83 (6'2" x 9'3")

Window to rear aspect over looking communal gardens, fitted with a range of wooden wall and base units including integrated electric oven with hob and extractor hood above, sink and drainer unit, space for under counter fridge, tiled work tops, cupboard housing hot water cylinder

#### BEDROOM 3/STUDY

2.53 x 2.36 (8'3" x 7'8")

Window to front aspect

#### EXTERNAL

Well maintained communal gardens with lawn and seating areas

Ample car parking facilities

Bin storage and clothes drying areas

#### SERVICES

Mains water, drainage and electricity.

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.

#### MATERIAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £495 per year.

Ground rent £35 per year.

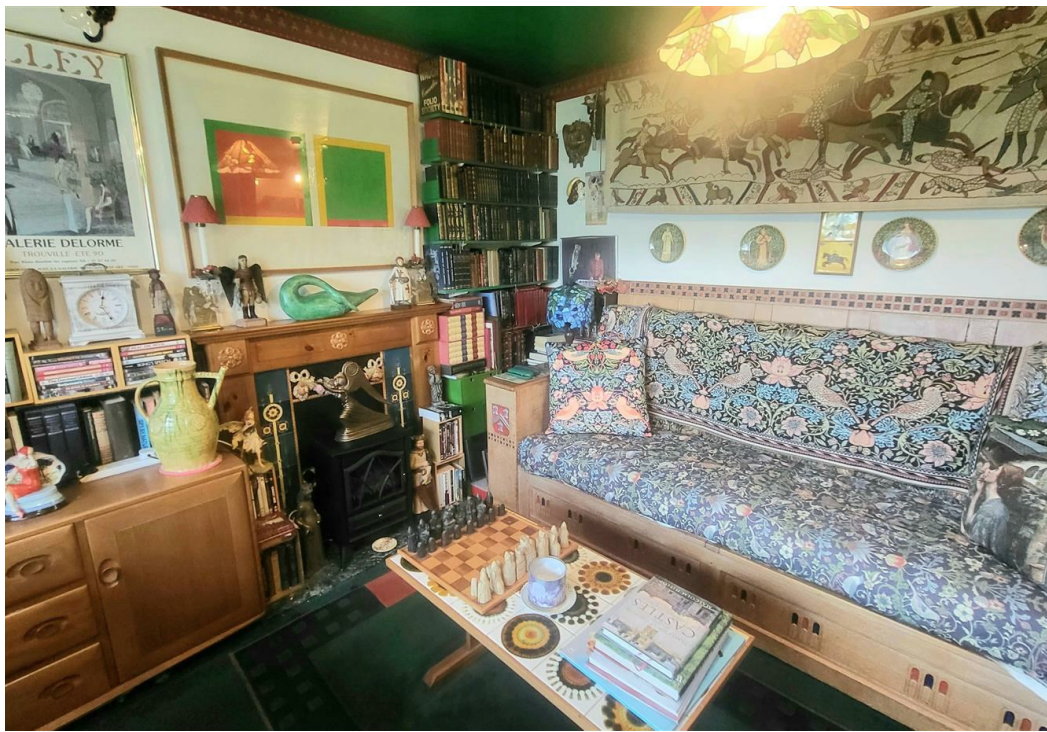
Council tax band A

Standard construction

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.

