

Tom Parry

26 Glan Gors, Harlech, LL46 2NJ

£90,000

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26 Glan Gors is a 2 bedroom, first floor apartment and a perfect example of how desirable these properties can be. It has been maintained and is presented to a high standard and benefits from a light and desirable open plan layout to the top floor. It is the perfect turn key accommodation and all contents could be included by separate negotiations. Appealing to first time buyers, those looking for a bolt hole or a lucrative investment, this apartment meets all needs.

As an added bonus, and installed in June 2025, the property now benefits from solar panels; new high retention storage heaters and loft insulation.

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 approximately.

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.

Accommodation comprises: (all measurements are approximate)

Entrance door into

FIRST FLOOR

ENTRANCE HALLWAY

3.25 x 0.97 (10'7" x 3'2")

Stairs leading to second floor, doors leading to

BEDROOM 1

2.88 x 3.62 (9'5" x 11'10")

Carpeted, uPVC window, electric heater, built-in cupboard.

BEDROOM 2

2.67 x 2.65 (8'9" x 8'8")

Carpeted, uPVC window, electric heater, built-in cupboard.

BATHROOM

2.30 x 1.46 (7'6" x 4'9")

Laminate flooring, uPVC window, partially tiled, modern white bathroom suite comprising W/C, sink with drawer storage, corner shower unit, obscured window, chrome heated towel rail

SECOND FLOOR

LOUNGE/DINER

3.79 x 4.80 (12'5" x 15'8")

Carpeted, large uPVC window overlooking communal lawned area and Harlech castle, feature fireplace with electric "log burner", electric heater, under eaves storage, loft access, open to

KITCHEN

2.90 x 1.76 (9'6" x 5'9")

Vinyl flooring, uPVC window with views of Harlech Castle, range of eye-level and floor-standing wood effect units, black laminate worktops, integrated oven and hob, stainless steel sink and drainer unit with mixer tap, integrated fridge, space and plumbing for dishwasher/washing machine

EXTERNAL

Communal gardens with lawn and seating areas. Car parking, bin storage and drying areas.

SERVICES

Mains water, drainage and electricity

Council Tax band A

Tenure - Leasehold. Combined charges for service and ground rent are currently £500.00 per annum (approximately)

MATERIAL INFORMATION

Leasehold property - approximately 950 years left on lease

Standard construction

Primary residence

Gwynedd Council Tax band A

ADDITIONAL INFORMATION

Installed June 2025:

8 x solar panels, reduced electricity bills by approx 50%

Lounge: "Elnur EcoHHR40" high heat retention storage heater

Hallway: "Elnur EcoHHR30" high heat retention storage heater

Bedrooms x 2: "Electorad Lot 20 compliant" panel heaters

Loft space: 300mm loft insulation, boarded area for storage

Installed pre June 2025:

Lounge: Log burner effect electric heater; Haveland RCW panel heater

LOCATION

The property is located in Lower Harlech. Harlech boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.





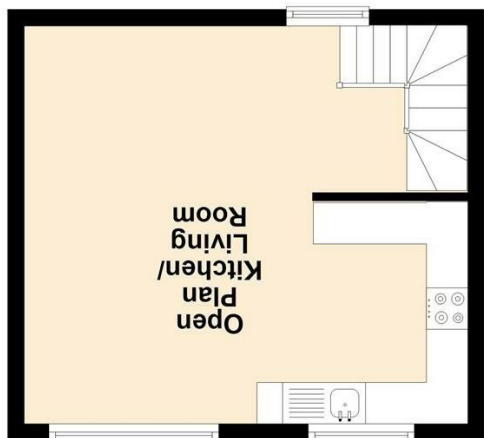


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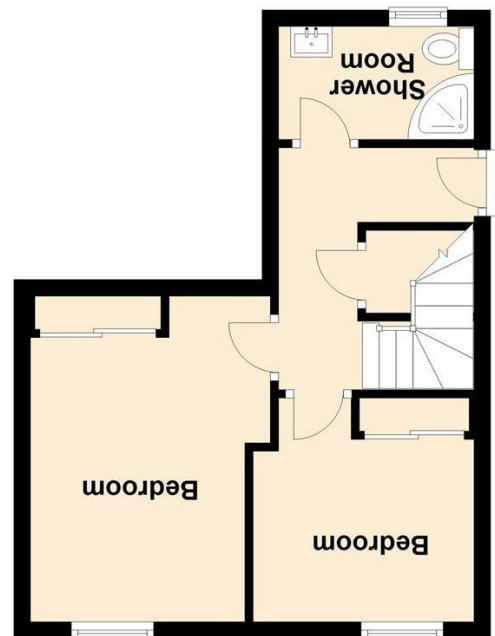
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EPC Awaited



First Floor



Ground Floor