



Tom Parry

41 Glan Gors, Harlech, LL46 2NJ

£74,950

41 Glan Gors, Harlech, LL46 2NJ

41 is a newly decorated, 2 bedroom, two storey flat located in a favourable position on this popular leasehold estate. This property benefits from a desirable open plan kitchen/diner/lounge layout on the top floor and is light and spacious with views over the communal gardens. In need of new loving owners, the flat is an ideal starter home, second home or with letting potential.

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.

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, swimming pool 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.

Accommodation comprises: (all measurements are approximate)

FIRST FLOOR

ENTRANCE HALLWAY

Spacious open storage area ideal for coats etc, large under stairs storage cupboard, stairs leading to first floor, doors leading to

BEDROOM 1

3.68 x 2.91 (12'0" x 9'6")

Window over looking communal gardens, built in storage, electric heater, fitted carpet

BEDROOM 2

2.38 x 2.90 (7'9" x 9'6")

Window over looking communal gardens, built in storage, electric heater, fitted carpet

BATHROOM

Fitted with white suite comprising panelled bath with electric shower above, low level w.c., wash hand basin, wall heater, obscured window to front

SECOND FLOOR

LOUNGE/DINER/KITCHEN

4.90 x 5.34 (16'0" x 17'6")

Spacious and light open plan room - lounge area with large window overlooking communal gardens, two electric heaters, under eaves storage, fitted carpet - leading to kitchen with fitted wall and base units, electric cooker, sink and drainer unit, space and plumbing for washing machine, cupboard housing hot water cylinder, window over looking communal gardens

EXTERNAL

Off road parking
Well-kept communal gardens
Bin storage and clothes drying areas

SERVICES

Mains water, drainage and electricity.
Gwynedd Council Tax band A

ADDITIONAL INFORMATION

Leasehold property with approximately 950 years on lease.
Service charge £450 per year.
Ground rent £35 per year.







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.

41, Glan Gors
HARLECH
LL46 2NJ

Energy rating

E

Valid until
11 January 2030

Certificate number
8861-7922-5439-9616-3992

