



**Tom Parry**

52 Glan Gors, Harlech, LL46 2NJ

**£69,500**

## 52 Glan Gors, Harlech, LL46 2NJ

52 Glan Gors is 1 bedroom, ground floor flat, located in a sunny position on this popular leasehold estate. The property has the benefit of new kitchen and bathroom, patio doors opening onto the communal gardens and an open plan layout. It is presented to a high standard and is the ideal choice as a low maintenance home or investment.

Glan Gors is a modern development of flats, maisonettes and town houses close to the beach, golf course, transport links and local amenities all in Lower Harlech.

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)

Entrance door into

### HALLWAY

Doors from hallway leading into bedroom, bathroom, lounge/kitchen, large storage cupboard housing hot water cylinder, laminate flooring

### LOUNGE/KITCHEN

5.25 x 3.79 (17'2" x 12'5")

uPVC glazed patio doors leading to outside communal gardens, feature fireplace with inset electric fire, laminate flooring, open plan into

### KITCHEN AREA

Fitted with a contemporary and stylish range of wall and base units including single sink and drainer unit, integrated electric oven with hob and extractor hood above, space for fridge, washing machine, laminate worktops and splash back, laminate flooring, window overlooking rear garden

### BEDROOM

2.69 x 3.34 (8'9" x 10'11")

uPVC double glazed window to front, fitted carpet

### BATH ROOM

Fitted with white suite comprising panelled bath with electric shower above and glazed screen, low level W.C., wash hand basin, heated towel rail, shower boards, window to front

### 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 £475.00 per annum (approximately)









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

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.

Valid until 30 September 2030	Certificate number 0696-1910-8200-5990-0204
52 GLAN GORS HARLECH LL46 2NJ	Energy rating <b>D</b>



Floor plan Awaited