



Tom Parry

90 Glan Gors, Harlech, LL46 2NX

£95,000

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90 Glan Gors is a generously proportioned three bedroom flat, located in a favourable position on this popular leasehold estate. It benefits from a ground floor position with door opening onto the communal gardens, a bright open plan spacious layout, with good size bedrooms. It is presented to a high standard with tasteful decoration throughout - just move in!

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

Harlech is a World Heritage site and popular resort town offering a range of facilities including shops, restaurants, Post Office, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf club. 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.

Accommodation comprises: (all measurements are approximate)

Entrance door into:

ENTRANCE PORCH

2.49 x 1.0 (8'2" x 3'3")

Good storage area, door leading to

LOUNGE

5.29 x 3.58 (17'4" x 11'8")

Spacious open plan layout with dual aspect windows to rear and door leading to outside communal gardens, laminate flooring, electric wall heater, tv point.

KITCHEN

3.75 x 2.26 (12'3" x 7'4")

Kitchen area fitted with painted wall and base units including stainless steel sink and drainer unit, electric oven, electric hob, extractor fan, space for fridge/ freezer. space and plumbing for washing machine. Linoleum flooring, electric wall heater, window to front aspect.

INNER HALLWAY

2.36 x 0.97 (7'8" x 3'2")

Laminate flooring, cupboard housing water tank, doors leading to

BEDROOM 1

2.96 x 3.64 (9'8" x 11'11")

Carpeted, night storage heater, window to rear aspect

BEDROOM 2

2.86 x 2.64 (9'4" x 8'7")

Carpeted, night storage heater, window to rear aspect

BEDROOM 3

2.53 x 2.34 (8'3" x 7'8")

Carpeted, window to front aspect

BATHROOM

1.51 x 3.04 (4'11" x 9'11")

Fitted with white suite comprising bath with Heatstore electric shower, low level W.C., wash hand basin, fully tiled walls, wall cabinet, wall mirror, electric heater, extractor fan, window to front, linoleum flooring

EXTERNAL

Communal gardens with lawn and seating areas.

Ample car parking facilities.

Bin storage and drying areas.

SERVICES

Mains water, electricity and drainage.

Council Tax band A

Tenure - Leasehold. Combined charges for service and ground rent are currently £475.00 per annum (approximately)







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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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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