



**Tom Parry**

12 Glan Gors, Harlech, LL46 2NJ

**£79,500**



## 12 Glan Gors, Harlech, LL46 2NJ

12 Glan Gors is a completely refurbished, 2 bedroom flat, located at the front on this popular leasehold estate. It benefits from contemporary and spacious open plan lounge/diner/kitchen, upside down layout and 2 good size bedrooms. It is presented to the highest standard throughout and will appeal to all - from first time buyers to those looking for investment 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)

Rear entrance door into

### FIRST FLOOR

#### ENTRANCE HALLWAY

uPVC front door, grey laminate flooring, understairs cupboard with plumbing for washing machine; stairs leading to second floor, doors leading to:

#### BEDROOM 1

3.03 x 3.66 (9'11" x 12'0")

Newly carpeted, uPVC window to front aspect, built-in single wardrobe/cupboard, electric wall heater

#### BEDROOM 2

2.82 x 2.36 (9'3" x 7'8")

Newly carpeted, uPVC window to front aspect, built-in single wardrobe/cupboard, electric wall heater

#### SHOWER ROOM

2.34 x 2.43 (7'8" x 7'11")

Laminate flooring, partially tiled walls; 1.5 shower cubicle with electric Briston shower, pale grey ceramic W/C, pale grey ceramic pedestal sink, night storage heater, window to rear aspect with modesty glass.

### SECOND FLOOR

#### LOUNGE/DINER

4.79 x 3.87 (15'8" x 12'8")

Newly carpeted, feature electric fireplace, uPVC window to front aspect, electric wall heater, open to

#### KITCHEN

2.60 x 2.90 (8'6" x 9'6")

Grey laminate flooring, range of floor standing and wall storage cupboards (one housing hot water system), dark grey speckled laminate work surfaces, integrated electric flat panel hob, integrated oven, ceiling hung extraction unit, double stainless steel sink and drainer with monobloc chrome mixer tap; window to front aspect.

### 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.









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.

Total floor area	
44 square metres	
Property type	
Top-floor maisonette	
Valid until	2 August 2030
Certificate number	0478-4021-6298-7430-2254
Energy rating	E
12, Glan Gors HARLECH LL46 2NJ	



Floor Plan Awaited