



Tom Parry

34 Glan Gors, Harlech, LL46 2NJ
Offers in the region of £72,000

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34 Glan Gors is a one bedroom first floor flat in a desirable location on this popular leasehold estate. This flat has been renovated to a high standard providing any purchaser contemporary accommodation ready to just move in. It benefits from a modern fitted kitchen and bathroom, electric heating, uPVC double glazing, fitted carpets and views over green fields.

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)

Stairs leading to entrance door into:

ENTRANCE HALLWAY

1.44 x 2.72 (4'8" x 8'11")

Fitted carpet, cupboard housing water tank, doors leading to

KITCHEN AREA

1.84 x 3.44 (6'0" x 11'3")

Linoleum flooring, light wood cupboards with floor-standing and wall-fixed unites "Lamona" electric hob, integrated electric oven, extractor fan, stainless steel sink and drainer, space for under-counter 'fridge, large breakfast bar with glass display cabinet above and storage below, uPVC window with castle view. open into

LOUNGE AREA

3.62 x 3.91 (11'10" x 12'9")

Carpeted, uPVC window to side aspect with view of Harlech Castle, night storage heater, TV point

BEDROOM

2.96 x 3.30 (9'8" x 10'9")

Carpeted, built-in cupboard/wardrobe, night storage heater, uPVC window

BATHROOM

1.56 x 2.31 (5'1" x 7'6")

Small hallway (0.80 x 0.89) leading to bathroom
Linoleum flooring, white suite comprising bath with overhead "Mira Jump" electric shower, pedestal sink, W/C, uPVC window

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)







EPC Awaited

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.

