



Tom Parry

177 Glan Gors, Harlech, LL46 2SQ

£59,500

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177 Glan Gors is a one-bedroom ground floor flat in a desirable location on this popular leasehold estate. This flat is bright with peaceful garden views and contemporary open plan layout - although is in need of some refurbishment. It is an ideal opportunity to create the perfect, low maintenance property for yourself, a holiday let or long term rental. Benefitting from a long and flexible lease, the flat provides various opportunities with the added benefit of ample off road parking facilities.

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)

Entrance door into

HALLWAY

Two storage cupboards, doors leading to

LOUNGE/KITCHEN

5.3 x 3.74 (17'4" x 12'3")

Spacious open plan living area with windows to communal gardens, electric heater - kitchen comprises wall and base cupboards with sink and drainer unit

BEDROOM 1

3.16 x 3.37 (10'4" x 11'0")

Window to front, storage cupboard, electric heater

BATHROOM

1.51 x 2.38 (4'11" x 7'9")

White suite comprising panelled bath with Triton shower above, wash hand basin, low level w.c., partially tiled walls, obscured window to front

EXTERNAL

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

ADDITIONAL INFORMATION

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

SERVICES

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







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 14 November 2031	Certificate number 2796-1910-8200-5799-0200
177 Glan Gors HARLECH LL46 2SQ	Energy rating E



Floor plan Awaited