



**Tom Parry**

168 Glan Gors, Harlech, LL46 2SQ

**£68,500**

## 168 Glan Gors, Harlech, LL46 2SQ

Welcome to this 168 Glan Gors, a one-bedroom apartment located in Lower Harlech. This little gem of a property is finished to a very high standard and is ready to move into.

Situated on the first floor, accesible via external steps, this apartment is perfect for those seeking a peaceful retreat close to the beach and all amenities. Whether you're looking for a weekend getaway or a permanent residence, this property provides the ideal setting for both. The apartment would also be a good investment to be let as a long-term rental.

With one reception room, one bathroom, and a well-designed layout, this property offers comfort and convenience in a beautiful location. Imagine waking up to the sound of seagulls and the fresh sea breeze just a stone's throw away from your doorstep!

Accommodation comprises: ( all measurements are approximate )

### ENTRANCE HALL

1.74 x 2.35 (5'8" x 7'8")

uPVC front door, tiled flooring, cupboard housing Ariston hot water boiler and plumbing for washing machine, electric box, doors to lounge, bathroom and bedroom.

### LOUNGE

3.03 x 3.97 (9'11" x 13'0")

Laminate flooring, large uPVC window overlooking rear grassed area, electric fire, electric radiator, TV point, open to

### KITCHEN

3.14 x 2.49 (10'3" x 8'2")

Laminate flooring, partially tiled walls, range of cream floorstanding and wall cupboards, Integrated Lamona electric oven, hob and extractor fan, space for 'fridge, stainless steel sink and drainer with mixer tap, window to rear aspect.

### BEDROOM

2.98 x 3.33 (9'9" x 10'11")

Laminated flooring, integrated wardrobe and cupboard, electric wall heater, window to front aspect

### BATHROOM

1.53 x 2.36 (5'0" x 7'8")

Tiled flooring, white bathroom suite comprising W/C, sink/cupboard unit, step-up rectangular shower cubicle with Triton electric shower, electric towel rail, window to front with modesty glass.

### EXTERNAL

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

### LOCATION

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.

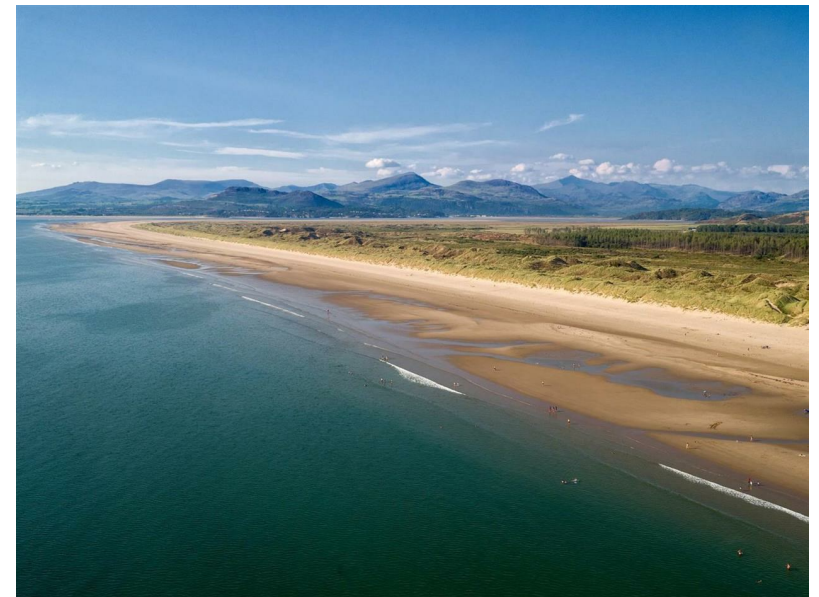
Flanked by the Rhinog mountains to the east and the Irish Sea to the west, you can expect epic sunsets and beautiful landscapes. A perfect coastal base.

### SERVICES

Mains water, drainage and electricity.  
Gwynedd Council Tax - Currently exempt due to business rating, residential would be 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.

Valid until 4 July 2027	Certificate number 0958-1077-7253-5723-6924
168, Glan Gors HARLECH LL46 2SQ	
Energy rating F	



Floor plan Awaited