



Tom Parry

48 Glan Gors, Harlech, LL46 2NJ

£92,500

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Step into a new life of coastal living with this 3-bedroom end of terrace house in Lower Harlech. Ideally situated within walking distance to shops, stunning beach, and rail and bus links, this property offers a perfect blend of convenience and leisure. The spacious and well-appointed interior boasts three bedrooms. Natural light floods the open living and kitchen areas, providing ample space for both relaxation and entertainment. Don't miss the opportunity to make Lower Harlech your home and experience the best of seaside living. 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:

GROUND FLOOR

ENTRANCE HALL

2.13 x 1.10 (6'11" x 3'7")

Carpeted, doors leading to lounge and bathroom, understairs cupboard measuring 1.39 x 1.91

LOUNGE

5.14 x 3.56 (16'10" x 11'8")

Carpeted, uPVC windows to front and rear, night storage heater

KITCHEN

2.58 x 1.71 (8'5" x 5'7")

Black tiled floor, floor-standing and wall-mounted units with wood effect doors, black work surfaces, slots for electric cooker, fridge and washing machine, round stainless steel sink and drainer, extractor hood, window to rear aspect

BATHROOM

1.44 x 2.39 (4'8" x 7'10")

Linoleum flooring, W/C, pedestal sink, bath with overhead shower.

FIRST FLOOR

LANDING

1.91 x 1.12 (3'3".298'6" x 3'8")

Carpeted, night storage heater, cupboard housing water tank and immersion heater, shelving.

BEDROOM 1

3.50 x 3.03 (11'5" x 9'11")

Carpeted, wooden window to rear aspect, built-in cupboard/wardrobe, night storage heater

BEDROOM 2

3.16 x 2.34 (10'4" x 7'8")

Floorboards, wooden window to rear aspect, built-in cupboard/wardrobe

BEDROOM 3

2.71 x 2.01 (8'10" x 6'7")

Carpeted, wooden window to front aspect, night storage heater

EXTERNAL

View over communal lawns, small shed to front of property

SERVICES

Mains electric, water and waste water

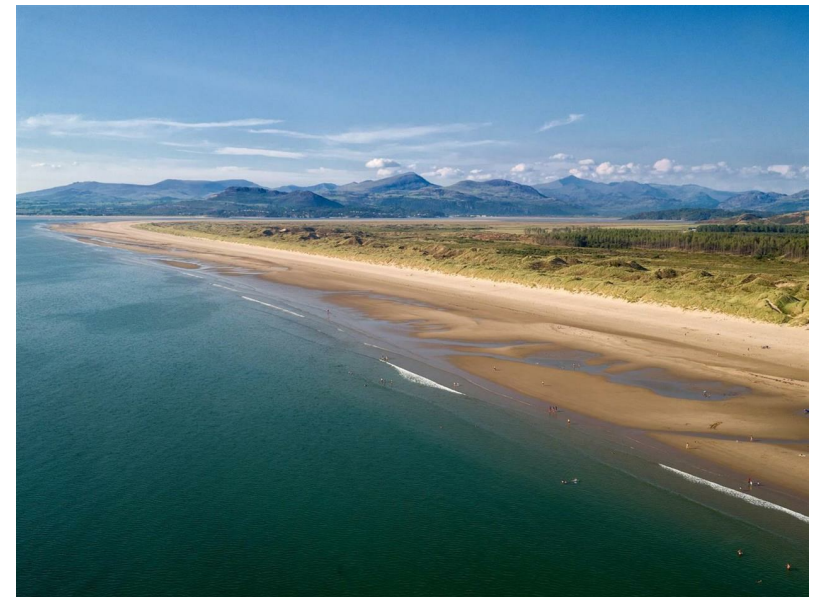
ADDITIONAL INFORMATION

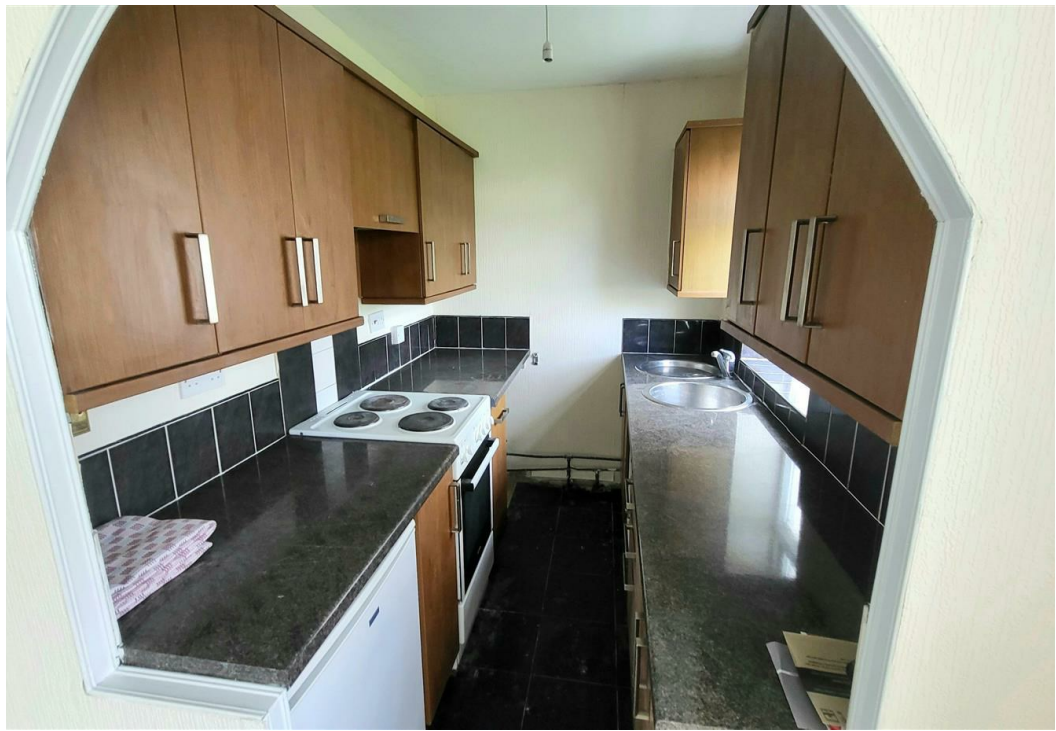
Leasehold property with approximately 950 years on lease.

Service charge £450 per year.

Ground rent £35 per year.

Council tax band A



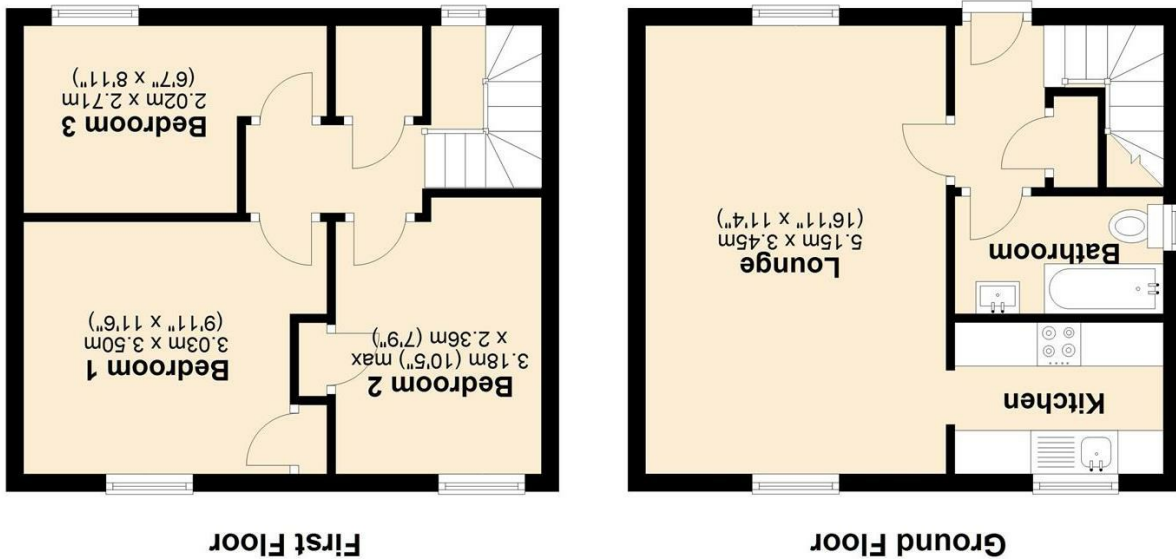




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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|--------------------------|--------------------|------------------|------------------------------|
| 48 Dan Gair 166, 157H | Energy rating | E | Valid until: 27 October 2024 |
| Property type | End-terrace houses | 61 square metres | |
| Total floor area | 61 square metres | | |

Energy performance certificate (EPC)

