



Tom Parry

44 Glan Gors, Harlech, LL46 2NJ

£97,500

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Step into a new life of coastal living with this 3-bedroom 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. It has the added bonus of being sold with no chain.

Glan Gors is a modern development of flats, maisonettes and town houses within walking distance to the beach, golf course, transport links and local amenities. Communal gardens and ample parking facilities both contribute to the popularity of this well maintained estate.

The leasehold runs for a further 950 years. and will appeal to all - from first time buyers to those looking for investment potential. This is the perfect place to step into a new life of coastal living.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE PORCH

1.06 x 1.26 (3'5" x 4'1")

UPVC door leading to inner uPVC door

HALLWAY

4.0 x 0.87 (13'1" x 2'10")

Carpeted, with storage cupboard, doors leading to

BEDROOM 1

3.63 x 3.01 (11'10" x 9'10")

Carpeted, wardrobe with cupboard above, uPVC window; night storage heater

BEDROOM 2

2.67 x 2.30 (8'9" x 7'6")

Carpeted, wardrobe with cupboard above, uPVC window; night storage heater

BATHROOM

1.61 x 2.35 (5'3" x 7'8")

Linoleum flooring, parially tiled, white W/C, sink, shower cubicle with hot water shower, uPVC window with modesty glass

FIRST FLOOR

LOUNGE

4.84 x 3.46 (15'10" x 11'4")

Carpeted, 2 x uPVC windows to front and rear, feature electric fire, night storage heater.

KITCHEN

2.37 x 2.92 (7'9" x 9'6")

Linoleum floor, partially tiled, space for electric cooker with extraction hood over, plumbing for washing machine, stainless steel sink and drainer, white wall cupboards, white floor-standing cupboard, uPVC window to rear aspect. Cupboard housing hot water tank.

BEDROOM 3

2.51 x 2.29 (8'2" x 7'6")

Carpeted, uPVC window to front, 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.

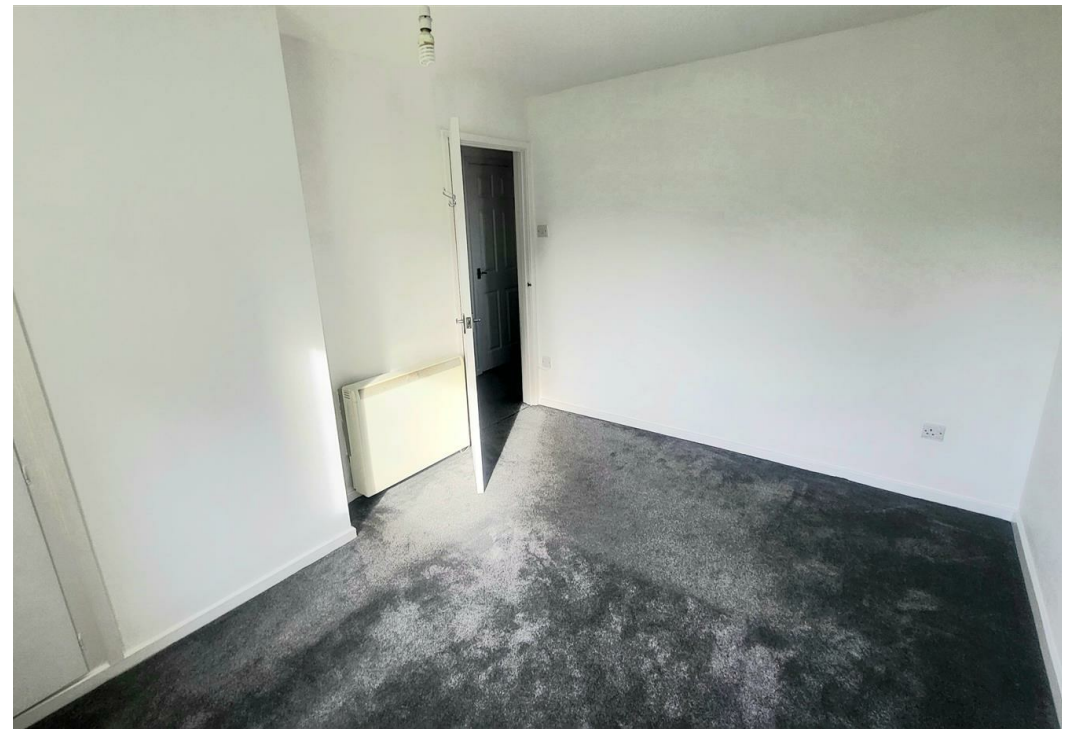
Council tax band A

LOCATION

The property is based in lower Harlech. 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.







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.

EPC Awaited



Floor Plan Awaited