



Tom Parry

164 Glan Gors, Harlech, LL46 2SQ
Offers in the region of £105,000

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164 Glan Gors is a refurbished, 3 bedroom townhouse, located in a quiet position at the side of this popular leasehold estate. The property benefits from an upside down layout with a contemporary open plan spacious lounge/diner on the first floor providing ample room for both relaxation and entertaining. The accommodation has recently undergone a programme of improvements and a stylish new kitchen and bathroom have been installed. 3 good size bedrooms complete the picture. The property is presented to the highest standards throughout and absolutely no work is required. Just move in and enjoy.

Appealing to first time buyers or a rental investment, this townhouse meets all needs.

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)

GROUND FLOOR

PORCH

2.02 x 1.24 (6'7" x 4'0")

Entrance door into

HALLWAY

3.81 x 0.97 (12'5" x 3'2")

Stairs leading to first floor, doors leading to

BEDROOM 1

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

LVT flooring (luxury vinyl tiles), uPVC electric radiator, window to rear aspect

BEDROOM 2

2.78 x 2.36 (9'1" x 7'8")

LVT flooring, uPVC electric radiator, window to rear aspect

BATHROOM

1.54 x 2.32 (5'0" x 7'7")

LVT flooring, white suite comprising bath with modern black "Triton Danzi" electric shower, modern W/C and pedestal sink, mirrored bathroom cupboard with lights and with internal shaving and charger point, new uPVC window with modesty glass.

FIRST FLOOR

LOUNGE

3.92 x 3.63 (12'10" x 11'10")

Carpeted, uPVC window to rear aspect, electric wall heater, open plan layout leading to

KITCHEN

2.66 x 2.54 (8'8" x 8'3")

LVT flooring, range of wall mounted and floor standing modern blue cupboards with laminate worktops, Double stainless steel sink and mixer tap, integrated oven and hob, extractor hood, dishwasher. breakfast bar, uPVC window to rear aspect

BEDROOM 3

2.52 x 2.36 (8'3" x 7'8")

Carpeted, uPVC electric radiator, window to front aspect

EXTERNAL

Well maintained communal gardens with lawn and seating areas

Ample car parking facilities

Bin storage and clothes drying areas

MATERIAL INFORMATION

Leasehold property with approximately 950 years on lease.

Service charge £495 per year.

Ground rent £35 per year.

Council tax band A

Standard construction

Primary residence

SERVICES

Mains water, drainage and electricity

LOCATION

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, 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