



25 Glan Gors

Harlech || LL46 2NJ

£81,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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In one of the best locations on the edge of the development benefitting from superb castle and mountain views, this 2 bedroom apartment has an open plan lounge/kitchen/diner, 2 bedrooms and bathroom making it a perfect home for a first time buyer wishing to get on the property ladder, a small family or couple, holiday bolt hole or investment opportunity.

Situated on the first and second floors of a maisonette, this flat offers stunning views of the castle, Morfa dunes and over to Snowdon and the mountain ranges that surround the area. Imagine waking up to the sight of the historic castle every morning!

The open-plan layout of the lounge, kitchen, and diner creates a spacious and inviting atmosphere. While the property requires some upgrading, it presents a fantastic opportunity for you to add your personal touch and create the home of your dreams.

This flat also offers parking facilities and access to communal gardens, where you can enjoy the fresh sea air and peaceful surroundings. The property benefits from a long lease, pets and commercial holiday rentals are allowed.

The property is being sold with the benefit of NO ONWARD CHAIN.

Don't miss out on the chance to own this lovely flat with incredible views and great potential. Contact us today to arrange a viewing and start envisioning your life in this great property in Glan Gors, Harlech.

- 2 bedroom maisonette in a great location on edge of popular development
- Superb castle and mountain views
- Plentiful off road parking and well maintained communal gardens
- Long flexible lease
- Open plan lounge/kitchen/diner
- Larger than average bathroom with both bath and quadrant shower
- Some upgrading required, the exterior has been recently painted
- Walking distance of shops, beach, school and transport links
- Double glazing throughout
- NO ONWARD CHAIN



Entrance Hall

Exterior steps shared with next door, lead to the front door which opens to the private entrance hall. Doors off to the two bedrooms and bathrooms on this floor and stairs rise to the open plan lounge/kitchen.

There is also a large under stairs cupboard with plumbing and space for a washing machine in addition to room for coats, boots and shoes and household items.

Open Plan Lounge/ Kitchen/Diner

15'8" x 12'1" (4.8 x 3.7)

Light and bright with superb views from the floor to ceiling picture window across the playing fields to the Castle and cottages of Upper Harlech. Snowden and the mountain ranges can be seen through the window on the opposite side.

In the living area is a feature fireplace with wooden mantle and marble hearth and insert with electric fire. There is space for a dining table and chairs. The kitchen has a range of wall and base units, oven, space for under counter fridge, tiled splash backs and a useful pantry and storage cupboard.

There is also access to the loft and a large under eaves storage cupboard.

Bedroom 1

11'9" x 9'6" (3.6 x 2.9)

A double bedroom with castle view and built in wardrobe.

Bedroom 2

7'8" x 9'6" (2.36 x 2.9)

A single bedroom also with castle view and built in wardrobe.

Bathroom

7'6" x 8'0" (2.3 x 2.46)

A larger than average bathroom with both bath and shower. There is a coloured bath and hand basin, low level WC and quadrant shower. Obscure window to the front.

Exterior

The Glan Gors development has beautifully maintained communal gardens, off road car parking areas, seating areas, bin store and a washing drying area.

Tenure

The apartment is leasehold and is understood to have over 950 years remaining on it. We are advised that holiday letting is permitted. We are informed that the service charge is in the region of £450 pa and ground rent is £35.00 pa but we recommend prospect buyers confirm before purchase,

Additional Information

The property is connected to mains electricity, water and drainage, It benefits from double glazing throughout. Heating is electric.

Harlech and its Surrounds

Glan Gors is a popular development in Lower Harlech of purpose built flats, townhouses and maisonettes. The stunning golden sands of Harlech beach are just a 10 minute walk away. The development is well placed within easy walking distance to the local facilities such as the railway station, shops, pubs, buses, medical centre and schools.

Harlech is in the heart of the Snowdonia National Park famous for its World Heritage listed castle. It has astonishing views across Tremadog Bay to the Llyn Peninsula and one of the most picturesque golden sandy beaches in Wales. It has recently been given the accolade of having the second steepest street in the world at Ffordd Pen Llech but it is a nice easy flat walk from Glan Gors to the local facilities.

Harlech has a wealth of traditional architecture, shops and restaurants. It also boasts the internationally renowned Royal St David's links golf course. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the large national supermarkets have a delivery service to Harlech.

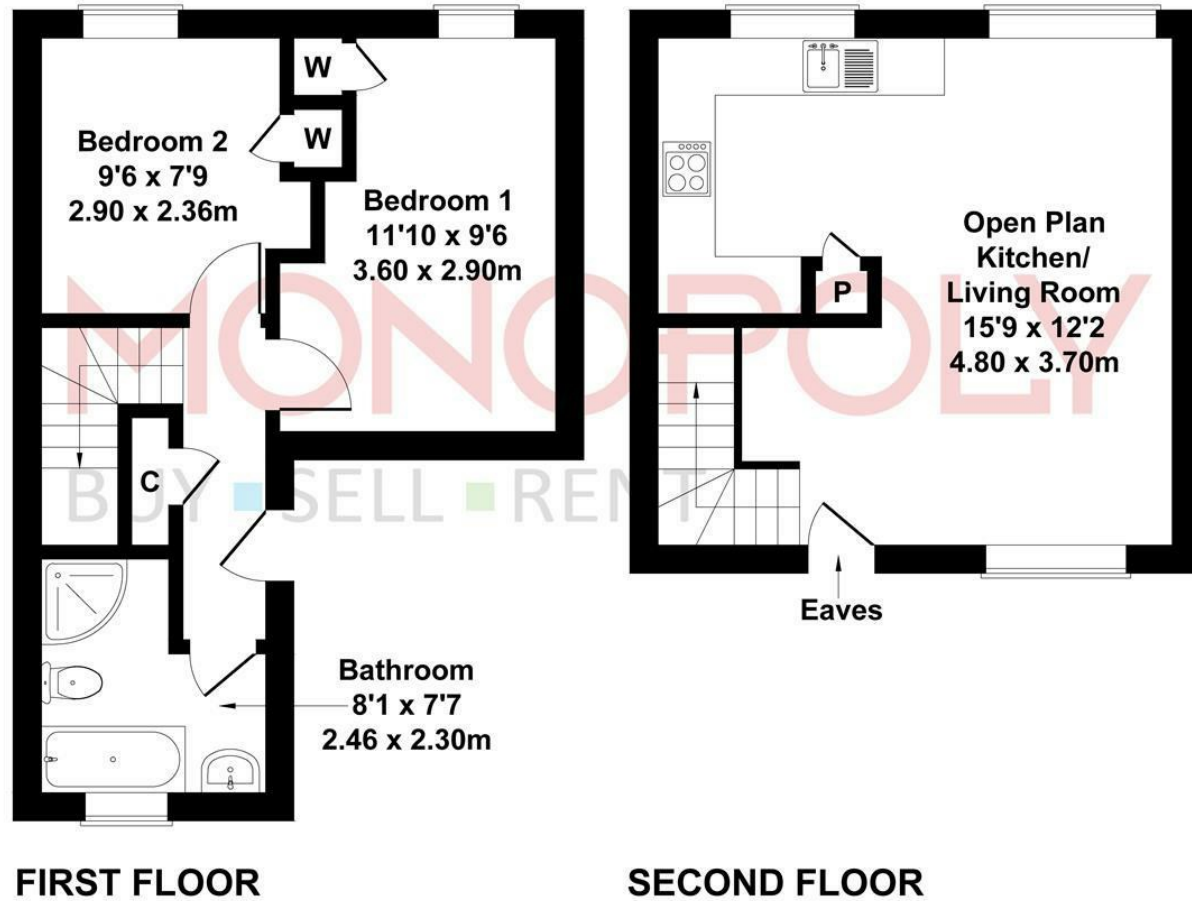
The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.





25 Glan Gors

Approximate Gross Internal Area
646 sq ft - 60 sq m



Not to scale for illustrative purposes only

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Future	Environmental Impact (CO ₂) Rating		Current	Future
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(81-91) A		
(81-91) B				(61-80) B			
(69-80) C				(55-60) C			
(55-68) D				(45-54) D			
(39-54) E				(21-44) F			
(21-38) F				(14-20) G			
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		



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