



165

Harlech || LL46 2SQ

£98,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

I65

Harlech | LL46 2SQ

One of the best on the development, this 3 bedroom 2-storey end-of-row townhouse is a true gem waiting to be discovered. Boasting a prime position at the edge of the development, this property has been exceptionally well maintained and improved and boasts views of the historic castle and majestic Snowdon.

Ready to move into and enjoy, it has new windows and front door installed, a new heating system comprising of air source heat pump and solar panels and has been freshly decorated inside and out with new gleaming paintwork. We understand that the property was rewired approximately 5 years ago and has a current EICR certificate.

There is a bright and airy atmosphere throughout. There is a spacious open plan lounge/kitchen/diner, shower room and 3 first floor bedrooms all with stripped floorboards and 2 with built in wardrobes.

There is a large porch to the front with internal storage cupboard with space for tumble drier and a large internal cupboard under the stairs with space and plumbing for the washing machine.

Outside, you'll find beautifully maintained communal gardens and parking facilities for your convenience.

Ideally situated within walking distance to shops, stunning beach, rail and bus links, this property offers a perfect blend of convenience and leisure. With a long and flexible lease, this property will appeal to those seeking a superb coastal home or investment opportunity.

It is being sold with the benefit of NO ONWARD CHAIN.

- 3 bed 2 storey town house, end of row on edge of development
- Excellent condition, new windows, new heating system, solar panels, air source heat pump
- Freshly painted internally and externally
- 3 bedrooms with stripped floorboards and built in wardrobes, plus loft space
- Open plan lounge/kitchen/diner
- Castle and Snowdon views
- Semi open plan lounge/kitchen/diner
- Large porch with internal storage/utility cupboard
- Parking and communal gardens
- NO ONWARD CHAIN



Entrance Porch

Large double glazed porch with spacious storage cupboard, ideal for outdoor equipment, bikes, chairs etc and also having power and vent for tumble drier.

Entrance Hall

With large understairs cupboard ideal for hanging coats and also having plumbing for washing machine. Doors lead off to lounge and shower room and stairs rise to the first floor and the 3 bedrooms.

Lounge

19'5" x 16'5" (5.94 x 5.02)

Large lounge/diner semi open plan to the kitchen. Light and bright with dual windows looking over the gardens at the front.

Kitchen

With a range of wall and base units, counter over with sink and window to the garden. There is space for an oven with extractor over and space for fridge freezer. Tiled splash backs and vinyl flooring.

Bedroom 1

9'10" x 9'4" (3 x 2.86)

Attractive and light with stripped pine floorboards and built in wardrobes and views over the gardens to Harlech Castle

Bedroom 2

8'9" x 6'8" (2.69 x 2.05)

Attractive and light with stripped pine floorboards and views over to Snowdon in the distance.

Bedroom 3

10'2" x 7'4" (3.1 x 2.24)

Attractive and light with stripped pine floorboards and views over the gardens to Harlech Castle

Shower Room

6'10" x 4'7" (2.1 x 1.4)

With white suite comprising of low level W C, hand basin and shower cubicle. With obscure window.

Exterior

To the front is access to a small lawned area perfect for a table and chairs. The property is surrounded by the well maintained communal gardens with parking areas and there is a drying area and bin storage facility.

Additional information

The property is connected to mains electricity, water and drainage. Heating is newly installed air source heat pump and new radiators throughout. There are photovoltaic panels installed also. We understand that the property was rewired approximately 5 years ago and has a current EICR certificate. It has recently installed new UPVC windows and front door and has been freshly redecorated inside and out.

Tenure

The apartment is leasehold and is understood to have over 950 years remaining on it. We are informed that the service charge is in the region of £540 pa and ground rent is £35.00 pa but we recommend prospect buyers confirm before purchase.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 165 Glan Gors is well placed within 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 just a few minutes walk from the property.

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.

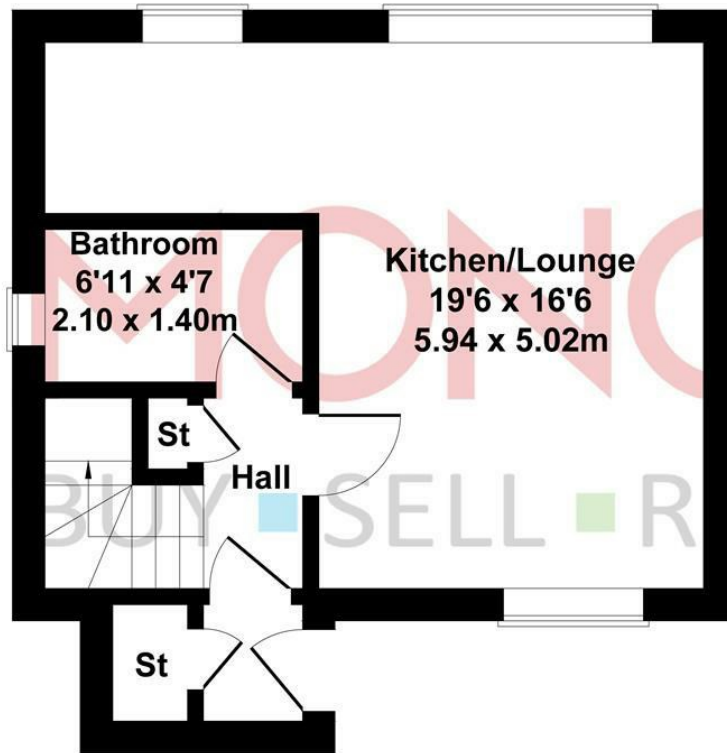
The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.



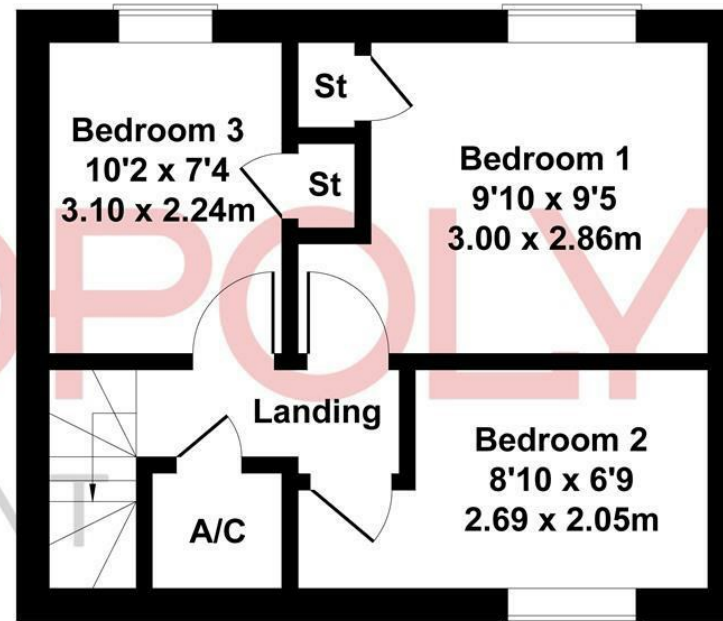
165 Glan Gors

Approximate Gross Internal Area

678 sq ft - 63 sq m



GROUND FLOOR



FIRST FLOOR

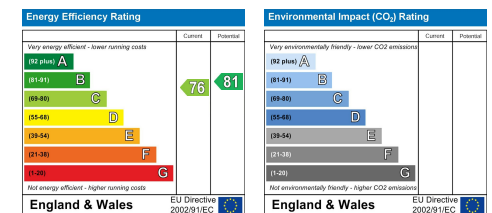
Not drawn to scale,
For Illustrative Purposes Only.

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.







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