



164

Harlech || LL46 2SQ

Offers In Excess Of £87,000

MONOPOLY
BUY ■ SELL ■ RENT

I64

Harlech | LL46 2SQ

Boasting a prime position at the edge of the development this 3 bedroom 2-storey town house boasts views of the historic castle and majestic Snowdon.

There is a bright and airy atmosphere throughout. There is a spacious open plan lounge/kitchen/diner, ground floor bathroom with shower over the bath (shower installed in 2023), utility area and 3 bedrooms, 2 with built in wardrobes and one with a view of Snowdon. In addition there is a large entrance porch and an external store.

The heating system was installed in 2021 and there is a current EICR certificate. It has been recently painted internally and externally.

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 bedroom, 2 storey townhouse
- Castle and Snowdon views
- Sought after location of edge of development
- Recently redecorated throughout
- Open plan kitchen lounge diner on first floor with castle views
- Utility area on ground floor, entrance porch and external store
- Communal gardens and parking
- NO ONWARD CHAIN
- Walking distance of amenities including shops, pubs, cafe, transport links and beach.
- Current electrical certificate, heating installed 2021 and new shower installed 2023



Porch

6'6" x 4'3" (2 x 1.3)

Useful entrance porch with space for coats, shoes and outdoor equipment in addition to the external store. Door to entrance hall.

Inner Hallway and Utility Area

With doors off to bedroom 3, bathroom and stairs rising to the first floor. There is a useful large under stairs cupboard and a utility area with plumbing and space for a washing machine, a vent for a tumble drier and adjacent power socket.

Lounge/Diner

12'9" x 10'5" (3.9 x 3.2)

On the first floor open plan to the kitchen this bright and airy room has lovely views over the communal gardens to Harlech Castle.

Kitchen

9'6" x 6'6" (2.9 x 2)

Semi open plan to the lounge with views of Harlech castle. There is a range of wall and base units, cooker, space for under counter fridge and a useful cupboard housing the hot water tank. A breakfast bar separates the kitchen area from the living space.

Bedroom 1

10'2" x 9'6" (3.1 x 2.9)

A good sized double on the ground floor with views over the garden, built in wardrobe and carpet.

Bedroom 2

9'6" x 7'6" (2.9 x 2.3)

A further good sized double on the ground floor with views over the garden, built in wardrobe and carpet.

Bedroom 3

7'10" x 7'10" (2.4 x 2.4)

On the first floor with views of Snowdon and wood effect laminate flooring.

Bathroom

7'10" x 4'7" (2.4 x 1.4)

On the ground floor with white suite comprising of low level WC, hand basin and bath with shower over (shower installed in 2023). With vinyl flooring, part tiled walls and obscure window.

External Store

To the front is a lockable external store room.

Communal Grounds and Parking

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. It is predominantly double glazed with an electric heating system installed in 2021.

The shower over the bath was installed in 2023 and the electrical certificate is in date. The property has been maintained to a standard suitable for an assured short term tenancy. Some internal upgrading to decor and flooring is required but the property has been recently redecorated internally & is currently being externally repainted.

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.

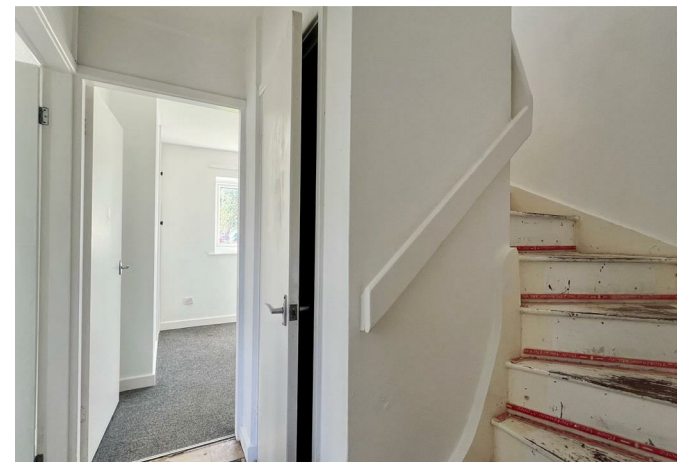
Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 164 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.

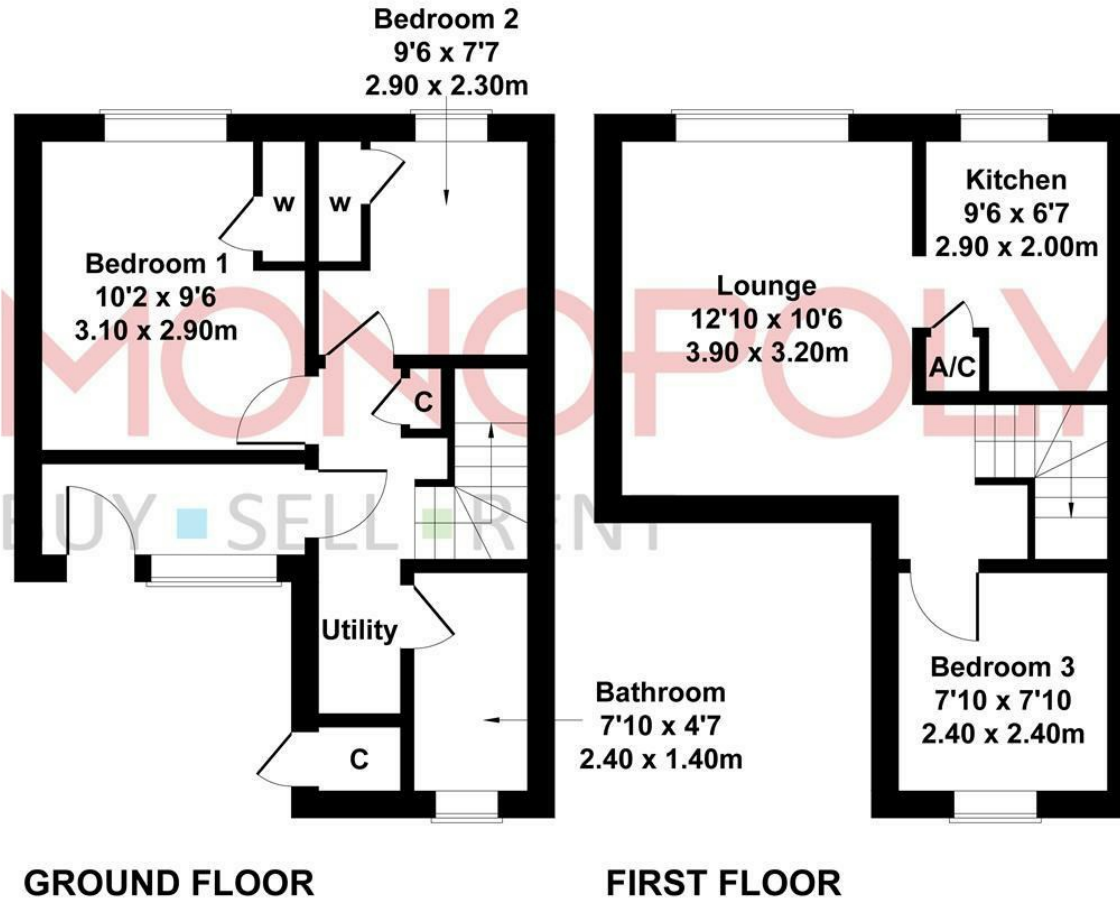
The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.





164 Glan Gors, Harlech

Approximate Gross Internal Area
614 sq ft - 57 sq m

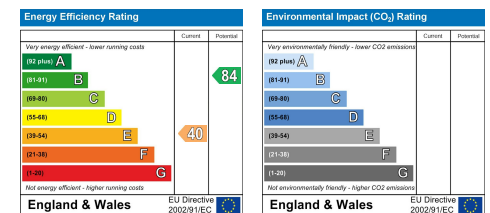


not drawn to scale for illustrative purposes only

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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