



53

Harlech | LL46 2NJ

£75,000

MONOPOLY
BUY ■ SELL ■ RENT

53

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No 53 Glan Gors presents a fantastic opportunity to acquire a beautifully renovated one-bedroom ground floor apartment. This light and airy property has been meticulously updated, showcasing a modern kitchen in open plan living area, and a new shower room, both designed with contemporary living in mind. The apartment features stylish new flooring with neutral redecorating throughout.

The installation of SMART glass panel heaters provide efficient heating while maintaining a sleek aesthetic. Additionally, the flame effect fire adds a touch of comfort and elegance, perfect for cosy evenings in.

The apartment boasts patio doors that open directly to the garden area, offering a perfect space for outdoor relaxation, children and pets.

Outside, you'll find beautifully maintained communal gardens and parking facilities, drying areas and bin stores.

Ideally situated within walking distance to shops, a 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.

With NO ONWARD CHAIN this apartment is ready for you to move into immediately, making it an ideal choice for first-time buyers, investors or those seeking a low-maintenance lifestyle. Don't miss the chance to make this stunning property your new home in the picturesque setting of Harlech.

- REFURBISHED TO A HIGH STANDARD - contemporary & immaculate throughout
- OPEN PLAN LIVING AT ITS BEST- large lounge/kitchen/diner
- GARDEN ACCESS - ground floor with patio doors to the gardens
- LONG LEASE - approx 950 years left
- REFITTED KITCHEN - plus utility cupboard
- NEW FLOORING AND CARPET - freshly painted throughout
- REFIITED SHOWER ROOM - fully tiled walls with walk in shower, hand basin in vanity unit, heated towel rail
- NEW SMART PANAL HEATING - plus new flame effect electric fire in feature surround
- NO ONWARD CHAIN - ready to move into immediately
- PARKING AND COMMUNAL GARDENS



Lounge/Kitchen/Diner

17'0" x 15'8" (5.20 x 4.80)

Superb light and airy open plan living room with well equipped recently refitted kitchen area and patio doors out the the gardens. There is new wood effect laminate flooring and a flame effect electric fire.

The kitchen area benefits a range of base and wall units with a built in oven and hob with extractor over, space for fridge freezer and space for dishwasher.

An utility cupboard has plumbing for a washing machine as well as room for coats and shoes.

Bedroom

9'2" x 10'9" (2.8 x 3.3)

A good sized double bedroom with new carpet and window to the front.

Shower Room

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

Recently refitted with large walk in shower, hand basin in vanity unit and low level WC. Fully tiled walls, heated towel rail and obscure window.

External

To the rear is access via the patio doors to a lawned area perfect for a table and chairs and which could be paved (subject to permission). There is also an outdoor storage area for the property.

The property is surrounded by the well maintained communal gardens with parking areas and there is a drying area and bin storage facility.

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.

Additional Information

The property is connected to mains electricity, water and drainage. Heating is electric with new SMART glass panel heaters and a new flame effect electric fire in the lounge. It is fully double glazed.

We are advised it should achieve a rental of approx £550 PCM giving a very attractive yield for an investor.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 53 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.

Article 4

The property is classed as C3 Primary residence.

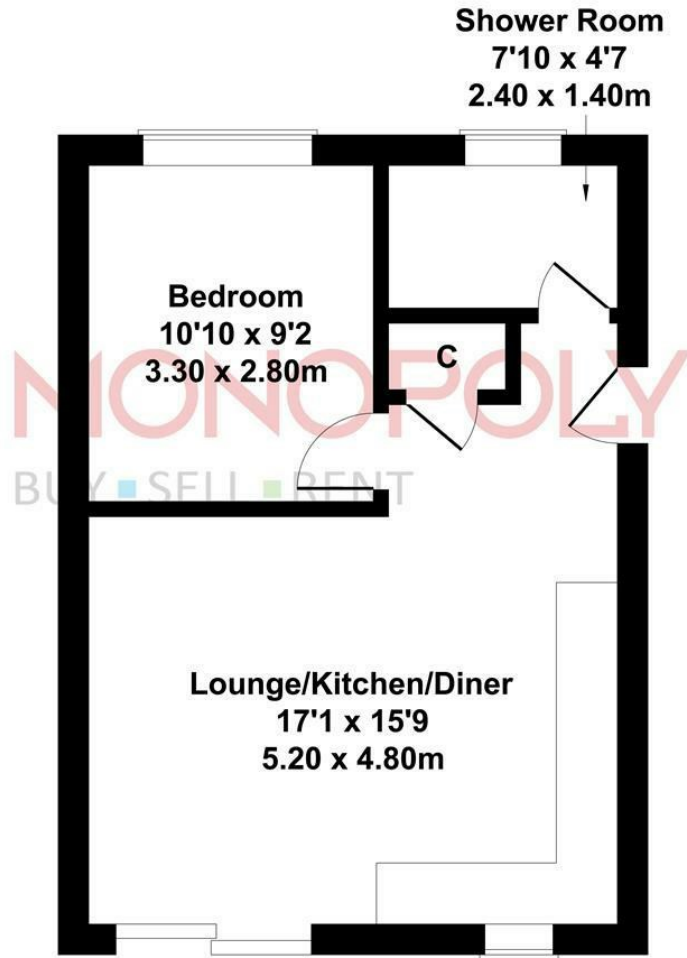
The purpose of the Article 4 Direction is to revoke the right to change of use without planning consent, for the following use:

Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;
Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.



53 Glan Gors

Approximate Gross Internal Area
420 sq ft - 39 sq m

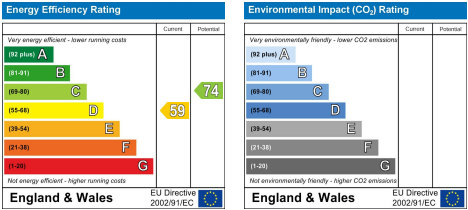


Not to scale for illustrative purposes only

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.



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