



Tom Parry

24 Glan Gors, Harlech, LL46 2NJ
Offers in the region of £98,000

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24 Glan Gors is a generously proportioned three bedroom ground floor flat, located in a favourable position on this popular leasehold estate.

It benefits from a desirable open plan layout with a generous lounge/diner leading directly into the bright fully fitted kitchen. There are sliding patio doors opening onto the communal gardens from the lounge ensuring sunny, light filled rooms.

The hallway leads to 3 good sized bedrooms and family bathroom.

The property is of a high standard throughout and is move in ready with no chain.

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 - This is the perfect place to step into a new life of coastal living.

Accommodation comprises: (all measurements are approximate)

Entrance door into:

ENTRANCE PORCH

2.01 x 1.0 (6'7" x 3'3")

External and internal uPVC doors, good storage area, door leading to

HALLWAY

2.46 x 1.00 (8'0" x 3'3")

Carpeted, doors leading into all rooms

LOUNGE

3.17 x 3.71 (10'4" x 12'2")

Spacious open plan layout with with patio door leading to outside communal gardens, tiled flooring, electric fire, electric wall heater, tv point.

KITCHEN

2.68 x 2.34 (8'9" x 7'8")

Kitchen area fitted with cream wall and base units with black onyx-effect worktops, stainless steel sink and drainer unit, electric oven, electric induction hob, extractor fan, space for fridge/ freezer. space and plumbing for washing machine or dishwasher. uPVC window to rear aspect.

DINING AREA

3.77 x 2.47 (12'4" x 8'1")

Tiled flooring, uPVC window to front aspect, electric radiator.

BEDROOM 1

3.10 x 3.62 (10'2" x 11'10")

Carpeted, window to rear overlooking communal gardens, electric radiator, built-in single wardrobe with cupboard over

BEDROOM 2

2.77 X 2.35

Carpeted, window to rear overlooking communal gardens, electric radiator, built-in single wardrobe with cupboard over.

BEDROOM 3

2.67 x 2.36 (8'9" x 7'8")

Carpeted, window to front aspect, electric radiator.

SHOWER ROOM

3.04 x 1.57 (9'11" x 5'1")

Large walk-in shower cubicle with "MX Inspiration" electric shower, low level W.C. fitted into storage cupboards, wash hand basin, panelled walls, wall cabinet, wall mirror, chrome heated towel rail, extractor fan, window to front, linoleum flooring

EXTERNAL

Communal gardens with lawn and seating areas.

Ample car parking facilities.

Bin storage and drying areas.

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.

SERVICES

Mains water, electricity and drainage.

Council Tax band A

Tenure - Leasehold. Combined charges for service and ground rent are currently £500 per annum (approximately)

MATERIAL INFORMATION

Leasehold property with a further 950 years remaining (approximately)

Standard construction.

For Article 4 purposes the property can be used as a primary residence, second home or holiday let.



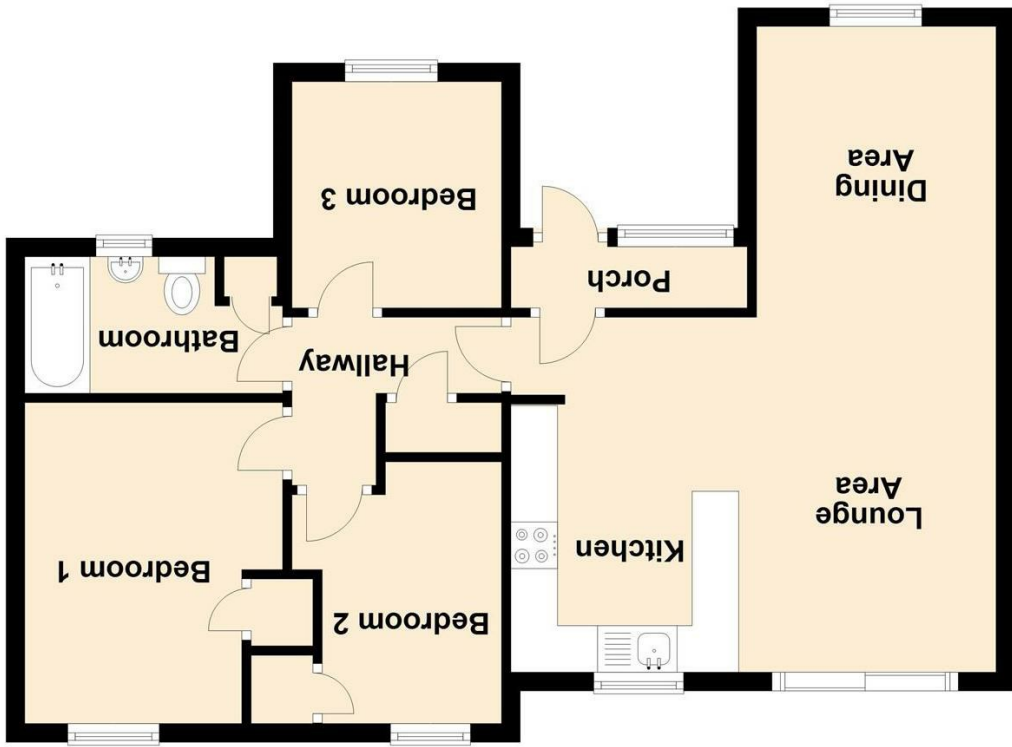




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Total area: approx. 60.2 sq. metres (648.2 sq. feet)



Ground Floor
Approx. 60.2 sq. metres (648.2 sq. feet)

24 Glen Gorse HARLECH LL46 2NU		Energy rating E	Valid until 9 May 2026
Certificate number 1336-9224-5600-0860-2272			
Property type Ground-floor flat		Total floor area 56 square metres	

Energy performance certificate
(EPC)

