79

Harlech | | LL46 2NX

£93,000

MONOPOLY®
BUY ■ SELL ■ RENT

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Harlech | | LL46 2NX

In a sought after location on the popular Glan Gors development, this charming three-bedroom maisonette offers a unique "upside down" layout that maximises the stunning views of both Harlech castle and mountain ranges.

The property is light and airy, with the main living area located on the second floor, allowing for a bright and sunny lounge that overlooks the historic castle at the front and boasts breathtaking vistas of Snowdon and the surrounding mountain ranges at the rear.

Having been cherished by the same family for 23 years, this well-maintained home is now ready for new owners to infuse their personal touch. Whether you are seeking a holiday retreat, a family residence, or an investment opportunity, this property is perfectly suited to meet your needs. With no onward chain, you can move in and start enjoying all that the picturesque coastal town of Harlech has to offer.

The maisonette is fully double glazed and well insulated, ensuring comfort throughout the seasons. An added bonus is the loft space, which provides additional storage.

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

Ideally situated within walking distance to shops, golf club, a stunning beach, school, medical centre, rail and bus links, this property offers a perfect blend of convenience and leisure. Perfect for commuting to Porthmadog, Barmouth and other nearby towns. There are many fine walks to be enjoyed from the doorstep, and the Rhinog mountain ranges are close by.

Having a long and flexible lease, this property will appeal to those seeking a superb coastal home, holiday retreat or investment opportunity.

It is being sold with the benefit of NO ONWARD CHAIN and we understand that the property can be purchased as a second home, primary residence or investment for an AST.

- 3 bedroom light and spacious maisonette over first and second floors with castle and mountain views
- Large lounge/diner and semi open plan kitchen
- Sought after position with far reaching and attractive views
- 3 good sized bedrooms
- Parking and large communal gardens
- Perfect as a second home, primary residence or investment
- Walking distance of amenities, transport links and beach
- Fully double glazed
- External storage locker and partially boarded attic
- NO ONWARD CHAIN, currently second home with Council tax band A

Entrance Hall
The private entrance door opens to the hallway where there is a large under stairs cupboard with light, doors off to the two double bedrooms and the bathroom. Stairs rise to the second floor.

Lounge/Diner/Kitchen
15'10" x 17'5" (4.84 x 5.31)
Semi open plan to the kitchen, one of the standout features of lounge/diner is the spectacular view of Harlech castle. Light and airy with ample room for a dining table and chairs. There is also access to the partially boarded loft.

Also benefiting from castle views, the kitchen area has a range of wall and base units with counter over. With stainless steel sink and drainer, space for cooker, space for fridge, plumbing and space for washing machine, newly laid vinyl flooring and cupboard housing the hot water cylinder.

Bedroom 1
12'5" x 9'7" (3.79 x 2.94)
A double bedroom to the first floor with built in wardrobe and views over the garden and towards the castle.

Bedroom 2
9'7" x 7'4" (2.94 x 2.25)
A second double bedroom to the first floor with built in wardrobe and views over the garden towards the castle.

Bedroom 3
7'8" x 7'7" (2.35 x 2.32)
To the second floor with spectacular and far ranging views of the Snowdonia mountain ranges.

Bathroom
4'3" x 7'8" (1.3 x 2.34)
With white suite comprising of bath with shower over, large hand basin and low level WC. Heated towel rail, newly laid vinyl carpet and obscure window.

Communal Grounds and Parking
The property benefits from a lockable storage unit.

It is surrounded by the well maintained communal gardens with extensive lawns, parking areas plus drying areas and bin storage facility.

Additional Information
Connected to mains electricity, water and drainage. Fully double glazed with cavity wall insulation and electric night storage heating.

Tenure
The apartment is leasehold and is understood to have over 950 years remaining on it. (999 years from 1.7.1972.) 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. 779Glan 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

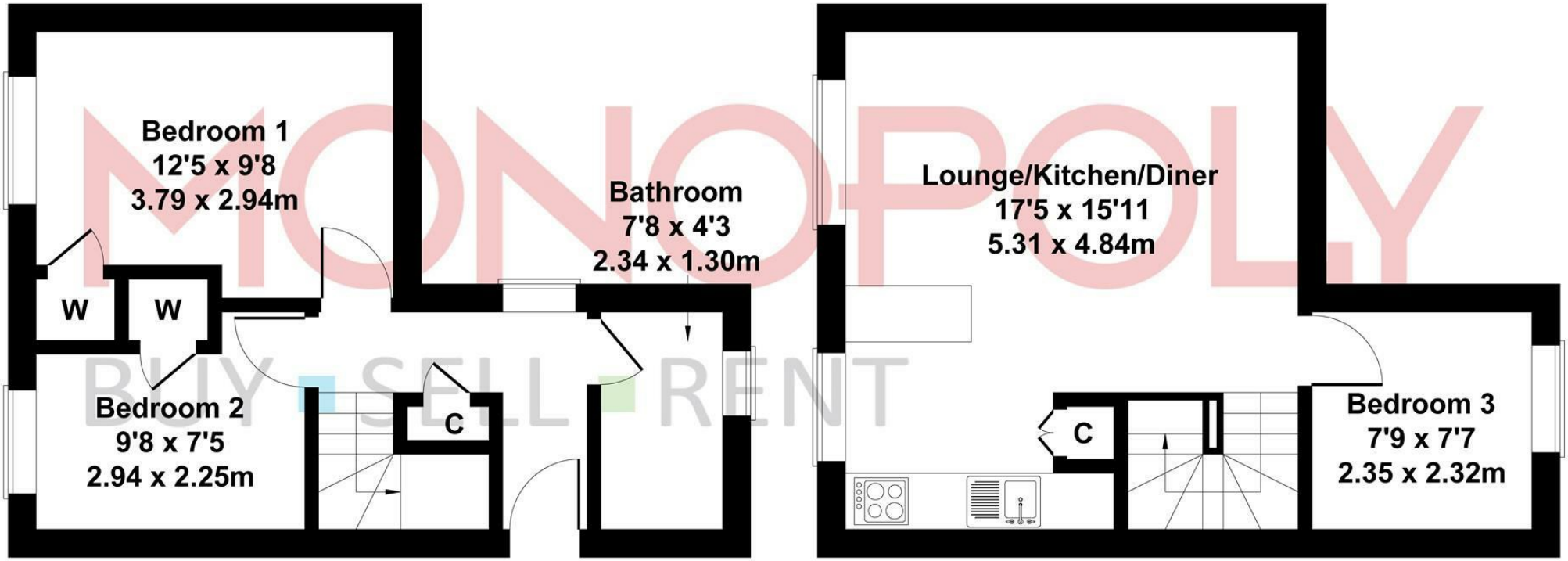
We understand from the vendor that the property is classed as C5 and therefore can be used as a second home, primary residence or can be let on an AST.

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.

79 Glan Gors

Approximate Gross Internal Area
646 sq ft - 60 sq m



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FIRST FLOOR **SECOND FLOOR**

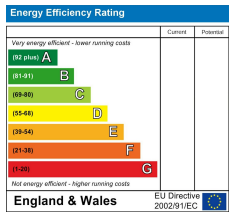
Not drawn to scale, for illustrative purposes only

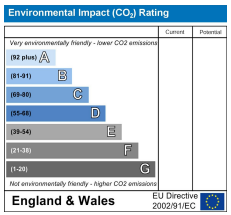
MONEY LAUNDERING REGULATIONS 2003

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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