



59

Harlech | LL46 2NJ

£69,950

MONOPOLY[®]

BUY ■ SELL ■ RENT



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A two-bedroom maisonette presenting an excellent opportunity for prospective buyers. Having been under the same ownership since its construction, this property is now ready for new owners to add their personal touch and make it their own.

The maisonette is situated in a favourable position on this popular development, making it an attractive option for first-time buyers looking to step onto the housing ladder, those wishing to downsize, or savvy investors seeking a promising addition to their portfolio. While some upgrading is required, this is reflected in the competitive price, allowing you to invest in your vision for the space.

One of the key advantages of this property is the absence of an onward chain, ensuring a smooth and efficient purchasing process. The first floor maisonette offers a comfortable living environment, with ample potential for enhancement to suit your lifestyle needs.

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 long affordable lease runs for a further 950 years adding to the appeal of this property.

In summary, this property in Harlech is a fantastic opportunity to create a home tailored to your preferences, all while enjoying the benefits of a well-established community. Don't miss your chance to explore the possibilities that await in this spacious and light maisonette.

- 2 bedroom light and spacious maisonette with accommodation over the first and second floors.
- Parking and large communal gardens
- Large lounge/diner with castle views
- Upgrading required - reflected in the price
- Walking distance of amenities, transport links and beach
- Fully double glazed
- NO ONWARD CHAIN
- Long lease
- External storage locker and attic
- Perfect first time buy, down size or investment property



Entrance Hall

External steps lead to the private entrance door opening to the hallway with doors off to kitchen and lounge/diner and stairs rising to the first floor. There is a large under stairs cupboard.

Lounge/Diner

17'4" x 12'1" (5.3 x 3.7)

A spacious and light room, recently repainted with garden and castle views from the dual windows.

Kitchen

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

With a range of wall and base units, space for oven, space and plumbing for a washing machine or dishwasher and space for fridge freezer. Window to the side with view over to the mountains.

Bedroom 1

12'1" x 9'6" (3.7 x 2.9)

A double bedroom with castle views and built in wardrobe.

Bedroom 2

9'6" x 7'10" (2.9 x 2.4)

A double bedroom with castle views and built in wardrobe.

Bathroom

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

With coloured suite comprising of bath, hand basin and WC. Large cupboard housing the water cylinder and storage space. 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.

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.

Additional Information

Connected to mains electricity, water and drainage. Fully double glazed with two electric heaters.

Article 4

We understand from the vendor that the property is classed as C3 and therefore can be used as a 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.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 59 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.

Disclaimer

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 cooperation in order that there will be no delay in agreeing the sale.

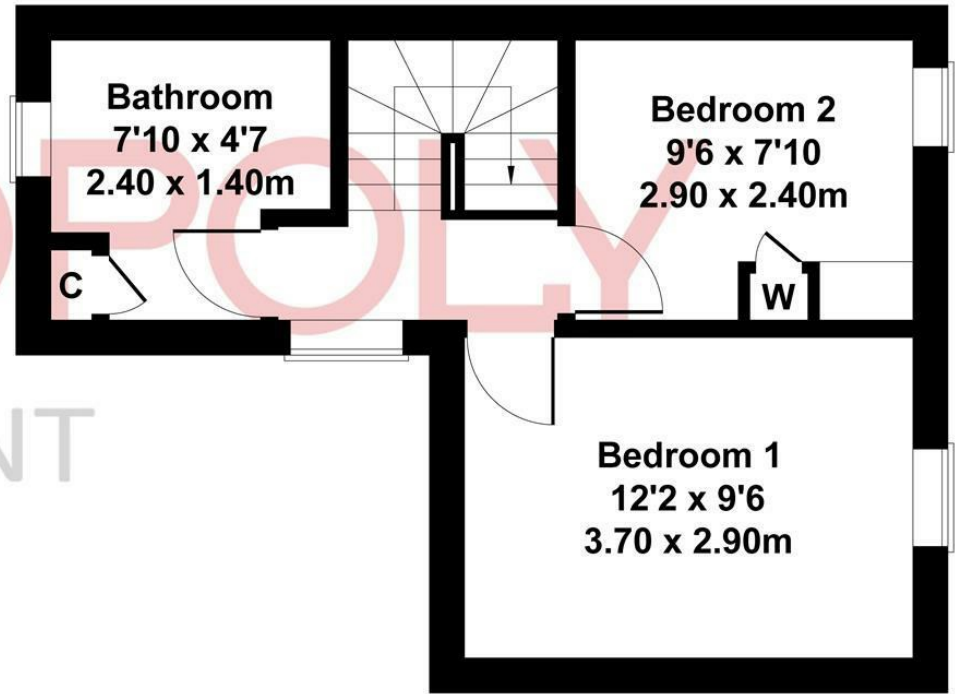
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 details must therefore be taken as a guide only.

59 Glan Gors

Approximate Gross Internal Area
624 sq ft - 58 sq m



FIRST FLOOR



SECOND FLOOR

Not to scale for illustrative purposes only

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs 92-95% A		Very environmentally friendly - lower CO ₂ emissions 82-91% A	
91-91% B		81-91% B	
89-90% C		80-90% C	
87-89% D		75-80% D	
85-84% E		69-84% E	
81-83% F		61-78% F	
74-80% G		44-60% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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