



77

Harlech || LL46 2NX

£99,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT







# 77

## Harlech | LL46 2NX

This exceptional 3 bedroom ground floor apartment with patio door to the gardens has been refurbished, well maintained and occupies a sought after position on this popular development.

The majority of furniture can be included and with wood effect vinyl flooring throughout and attractive oak veneer doors, this property is ready to move in and enjoy.

A spacious lounge has a patio door opening to the garden plus a separate well equipped and designed kitchen area. The contemporary shower room benefits from a large walk in shower and there are 3 good sized bedrooms, two doubles and a large single. Being on the ground floor with direct garden access it is perfect for all mobilities and ages, children and pets.

Outside, you'll find beautifully maintained communal gardens, drying areas and parking facilities for your convenience. The property was also re-rendered & externally painted in 2024.

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.

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 refurbished well presented ground floor apartment
- Large lounge with patio door giving direct access to garden
- High retention storage heaters
- Contemporary shower room with large walk in shower
- 3 good sized bedrooms
- Parking and communal gardens
- A large amount of the furniture including the solid oak wood furniture can be included in the sale
- Walking distance of amenities, transport links and beach
- Fully double glazed
- NO ONWARD CHAIN, currently second home





### Entrance Hall

The private entrance door opens to a long hallway with doors off to the main accommodation. There is also a large storage cupboard.

### Lounge/Diner

17'4" x 11'10" (5.3 x 3.61)

Spacious and light with window to garden and patio door providing direct garden access. There is ample space for a dining table and chairs and access to a separate kitchen area.

### Kitchen Area

7'7" x 11'10" (2.33 x 3.62)

Well equipped with a range of attractive painted wall and base units with cream counter over and plenty of worktop space. There is space for an oven with an extractor over, space for fridge freezer and space for a washing machine. Window to the side.

### Shower Room

9'4" x 4'7" (2.87 x 1.42)

Benefitting from a large walk in shower with Heatstore Aqua Plush electric shower, low level WC and hand basin, fully tiled walls, wall cabinet, electric heater, extractor fan, obscure window to front

### Bedroom 1

10'6" x 9'1" (3.22 x 2.79)

A good sized double with window to the side.

### Bedroom 2

6'5" x 12'5" (1.96 x 3.79)

A single bedroom with window to the side.

### Bedroom 3

7'7" x 7'9" (2.33 x 2.38)

A second double with window to the garden.

### Communal Grounds and Parking

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 fully double glazed with recently installed high retention storage heaters.

A large amount of the furniture including the solid oak wood furniture can be included in the sale.

### 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. 77 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.









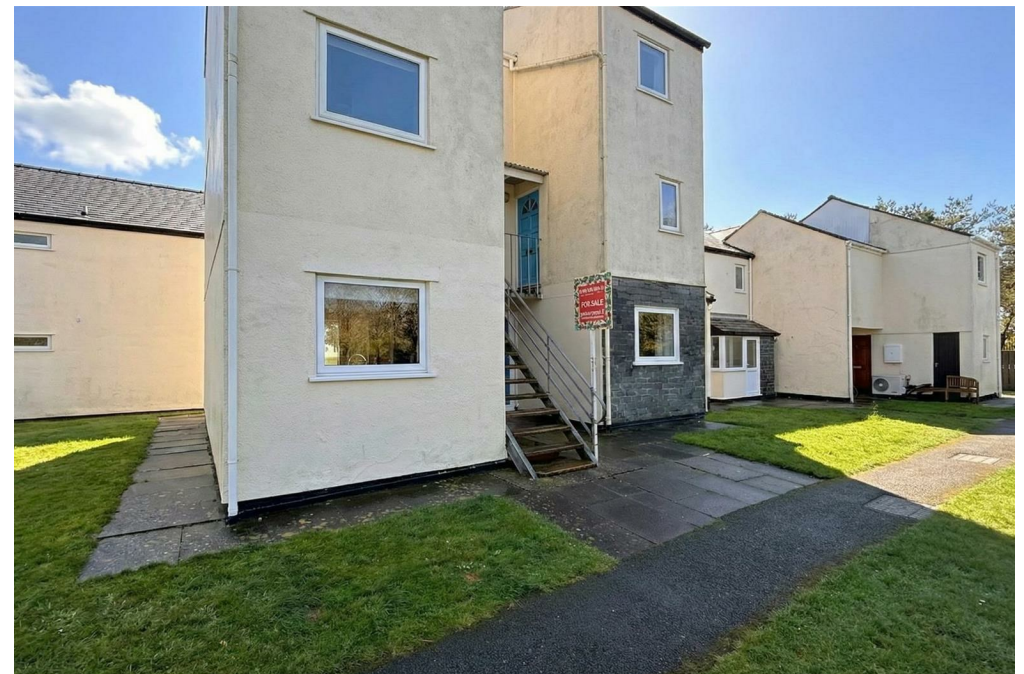
The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.

#### **Article 4**

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.



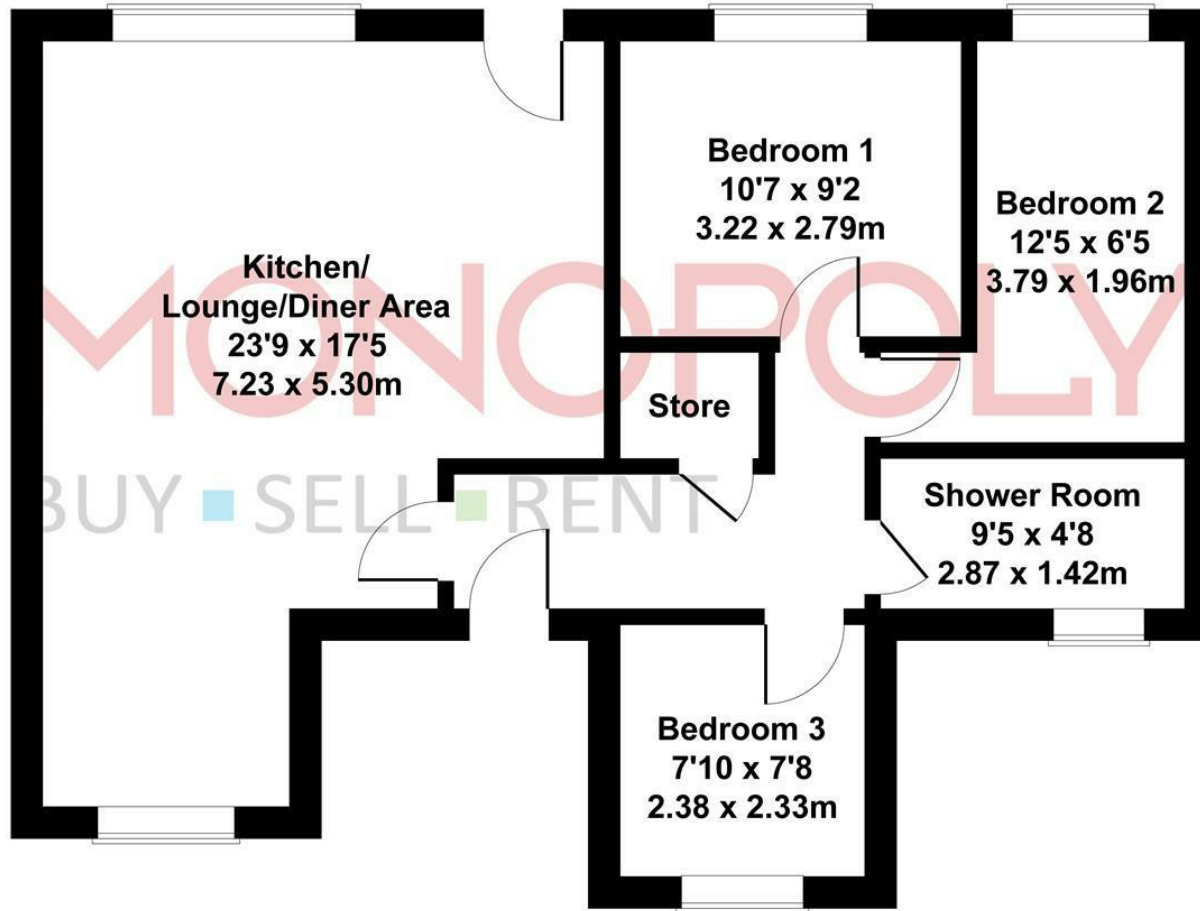






# 77 Glan Gors

Approximate Gross Internal Area  
732 sq ft - 68 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.

Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>42</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Maximum
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(61-80) <b>B</b>			
(39-60) <b>C</b>			
(19-38) <b>D</b>			
(9-18) <b>E</b>			
(1-8) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		











1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT