



**Tom Parry**

163 Glan Gors, Harlech, LL46 2SQ

Guide price £58,500

# 163 Glan Gors, Harlech, LL46 2SQ

163 Glan Gors is an end of terrace 3 bedroom town house in a desirable location on this popular leasehold estate.

The property is bright and spacious with peaceful garden views and contemporary open plan layout - although is in need of refurbishment. It already benefits from air source heating and some newly insulated and replastered walls.

It is an ideal opportunity to create the perfect, low maintenance property for yourself, a holiday let or long term rental. Benefitting from a long and flexible lease, the flat provides various opportunities with the added benefit of ample off road parking facilities and well kept communal gardens.

Glan Gors is a modern development of flats, maisonettes and town houses within walking distance of to the beach, golf course, transport links and local amenities. The leasehold runs for a further 950 years.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## IMPORTANT INFORMATION

This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd" AUCTIONEERS COMMENTS "This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you" TO VIEW OR MAKE A BID contact Tom Parry 01766780883 or visit [www.tomparr.co.uk](http://www.tomparr.co.uk)

## GROUND FLOOR

### ENTRANCE HALLWAY

2.11 x 1.02 (6'11" x 3'4")

uPVC door to external, stairs to first floor, large storage cupboard, doors leading to

### LOUNGE

3.59 x 4.87 (11'9" x 15'11")

Radiator, window to rear overlooking communal gardens, open to

### KITCHEN

2.55 x 1.72 (8'4" x 5'7")

Sink and drainer unit, window to rear

### BATHROOM

Fitted suite comprising panelled bath, wash hand basin, low level w.c., window with modesty glass to side aspect

## FIRST FLOOR

### LANDING

2.01 x 1.10 (6'7" x 3'7")

Radiator, cupboard housing water tank

### BEDROOM 1

2.89 x 3.50 (9'5" x 11'5")

Radiator, single built-in wardrobe with cupboard above, window to rear aspect

### BEDROOM 2

3.10 x 2.26 (10'2" x 7'4")

Radiator, single built-in wardrobe with cupboard above, window to rear aspect

### BEDROOM 3

3.48 x 2.02 (11'5" x 6'7")

Radiator, window to front aspect

## EXTERNAL

Well maintained communal gardens with lawn and seating areas  
Ample car parking facilities  
Bin storage and clothes drying areas

## MATERIAL INFORMATION

Leasehold property with approximately 950 years on lease.  
Service charge £495 per year.  
Ground rent £35 per year.  
Council tax band A  
Standard construction  
Air source heat pump  
Has been used as a rental property for Article 4 purposes

## SERVICES

Mains water, drainage and electricity

## 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.







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 floor area   |                                      |
| 59 square metres   |                                      |
| Property type      |                                      |
| end-terrace house  |                                      |
| Valid until        | 8 September 2032                     |
| Certificate number | 7296-1009-7208-6282-5210             |
| Energy rating      | 163 Gtan Gors<br>HARLECH<br>LL46 2SQ |



Floor plan Awaited