



**Tom Parry**

33 Glan Gors, Harlech, LL46 2NJ

**£72,500**

## 33 Glan Gors, Harlech, LL46 2NJ

33 Glan Gors is well-maintained one-bedroom ground floor apartment in a quiet, favoured location on this popular leasehold estate, providing accommodation ready to just move in. The flat is bright, homely and well-presented - with double French doors from lounge connecting the inside and out. The property benefits from newly fitted carpets, a feature fireplace installed, the addition of a large fitted wardrobe in the bedroom and redecoration throughout. Enviably located on an end of terrace corner spot, the flat is a fantastic opportunity to get onto the property ladder.

All local amenities are within walking distance, including public transport links, schools and shop and the beautiful beach of Harlech is approximately a 20 minute stroll.

This flat provides everything you can want or need in a perfectly formed package and benefits from no onward chain.

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)

Newly fitted entrance door leading to

### HALLWAY

Fitted carpet, large storage cupboard housing hot water cylinder, Ariston hot water boiler, electric distribution board, doors leading to

### LOUNGE

3.80 x 3.62 (12'5" x 11'10")

Fitted carpet, double uPVC patio doors leading out onto grassed area, tv point, feature fireplace with electric fire, night storage heater

### KITCHEN

1.52 x 3.72 (4'11" x 12'2")

Linoleum flooring, uPVC window with rear view aspect over lawned area; range of eye-level and floorstanding units, black worktops, double stainless steel sink with mixer tap, plumbing for washing machine, space for under-counter fridge.

### BEDROOM

2.80 x 3.38 (9'2" x 11'1")

Carpeted, uPVC window to front aspect, built-in storage cupboard, night storage heater

### BATHROOM

1.50 x 2.37 (4'11" x 7'9")

Linoleum flooring. White suite comprising W/C, bath and pedestal sink. Heatstore Aqua Plus electric shower. Heated electric towel rail. uPVC window.

### EXTERNAL

Communal gardens with lawn and seating areas. Car parking, bin storage and drying areas.

### SERVICES

Mains water, drainage and electricity

Council Tax band A

Tenure - Leasehold. Combined charges for service and ground rent are currently £475.00 per annum ( approximately )

### LOCATION

The property in Lower Harlech. The town of Harlech

boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The property is close to the Royal St David's links golf course and stunning beaches, and the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

### 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.







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.

Valid until 15 February 2033	Certificate number 3917-1222-7000-1426-0292
33 Glan Gors HARLECH LL46 2NJ	Energy rating <b>D</b>



Floor plan Awaited