



Tom Parry

17 Glan Gors, Harlech, LL46 2NJ

£87,500

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17 Glan Gors is a newly refurbished, 2 bedroom maisonette located in a favourable position on this popular leasehold estate. It benefits from a contemporary fitted kitchen and bathroom, a bright living room with great views towards Harlech Castle and 2 good size bedrooms. No work is required here and as such this property will appeal to first time buyers and investors alike. Prompt viewings are advised!

Glan Gors is a modern development of flats, maisonettes and town houses close to the beach, golf course, transport links and local amenities.

Harlech is a World Heritage site and popular resort town with Snowdonia National Park, offering a range of facilities including shops, restaurants, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf club. 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.

Accommodation comprises: (all measurements are approximate)

Stairs leading to first floor and entrance door into

FIRST FLOOR

HALLWAY

Tiled floor, large storage cupboard, stairs leading to second floor, doors into

KITCHEN

2.35 x 2.30 (7'8" x 7'6")

Newly fitted kitchen with a range of wall and base units including 1 1/2 sink and drainer unit, integrated electric oven with hob above, space and plumbing for washing machine, space for fridge, tiled splashbacks, laminate worktop, wine rack, window to front with beautiful Snowdon views, tiled floor

LOUNGE

3.08 x 5.32 (10'1" x 17'5")

Large picture window to rear with views towards Harlech Castle, laminate flooring, 2 x electric heaters

SECOND FLOOR

LANDING

Doors leading to

BEDROOM 1

2.90 x 3.79 (9'6" x 12'5")

Window to rear with Castle views, storage wardrobe, electric storage heater, fitted carpet

BEDROOM 2

2.92 x 2.32 (9'6" x 7'7")

Window to rear with castle views, storage wardrobe, fitted carpet

BATHROOM

Newly refurbished bathroom suite comprising panelled bath, wash hand basin with vanity unit below, low level W.C., large storage cupboard housing hot water cylinder, obscured window to front, stripped wooden floorboards, tiled walls

EXTERNAL

Communal gardens with lawn and seating area.

Ample car parking facilities.

Bin storage and drying areas.

SERVICES

Mains water, electricity and drainage.

Council Tax band A

Tenure - Leasehold with approximately 950 years remaining. Combined charges for service and ground rent are currently £475.00 per annum (approximately)







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.

EPC Awaited



Floor plan Awaited