



Tom Parry

22 Glan Gors, Harlech, LL46 2NJ

£95,000

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22 Glan Gors is a beautifully presented, 3 bedroom end of terrace property located in a favourable position on this popular leasehold estate. It benefits from living accommodation on the ground floor with doors opening into the communal gardens, a contemporary open plan layout, 3 good size bedrooms and views towards Harlech Castle. It is presented to the highest standard and has potential to operate as a very successful holiday let business. The opportunity to purchase fully furnished could be available and the property is available with no chain.

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

Harlech is a World Heritage site and popular resort town 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)

Entrance door into

ENTRANCE HALLWAY

4.02 x 1.09 (13'2" x 3'6")

Laminate flooring, large under stairs storage cupboard with plumbing for washing machine, carpeted stairs leading to first floor, doors leading to

LOUNGE/KITCHEN/DINING ROOM

5.12 x 6.09 (16'9" x 19'11")

Spacious open plan lay out with dual aspect windows to front and rear, lounge area benefitting from double sliding doors leading to outside communal gardens, laminate flooring, open into kitchen area fitted with a range of wall and base units including single sink and drainer unit, integrated electric oven with induction hob above, stainless steel splash back, space for fridge/ freezer, integrated dishwasher, laminate worktops

BATHROOM

1.42 x 2.15 (4'7" x 7'0")

Fitted with contemporary suite comprising panelled bath with overhead "Mira" shower and folding glazed screen, low level W.C., wash hand basin with vanity unit below, partially tiled walls, chrome heated towel rail, obscured window to side, laminate flooring

FIRST FLOOR

LANDING

Storage cupboard housing hot water cylinder, fitted carpet, doors leading to

BEDROOM 1

3.07 x 3.60 (10'0" x 11'9")

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

BEDROOM 2

2.68 x 1.95 (8'9" x 6'4")

Window to side, fitted carpet

BEDROOM 3

3.17 x 2.23 (10'4" x 7'3")

Window to front, fitted carpet, electric storage heater, integrated storage wardrobe

EXTERNAL

Communal gardens with lawn and seating area.

Ample car parking facilities.

Attached store.

Bin storage and drying areas.

SERVICES

Mains water, electricity and drainage.

Council Tax band A

Tenure - Leasehold. 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.

