



Tom Parry

153 Glan Gors, Harlech, LL46 2SQ

£89,500

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153 Glan Gors is a 2 bedroom flat, located in the best position on this popular leasehold estate. The property has an upside down layout so the living space benefits from the beautiful countryside and castle views, and has a sunny and light aspect. It is semi open plan and requires minimal updating. On completion it will appeal to first time buyers, investors or those seeking a low maintenance holiday home.

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 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)

Steps lead to entrance door on first floor into

FIRST FLOOR

ENTRANCE HALLWAY

Window to side, large under stairs storage cupboard housing hot water cylinder, electric storage heater, stairs leading to second floor, doors leading to

BEDROOM 1

3.61 x 2.87 (11'10" x 9'4")

Fitted carpet, electric storage heater, built in storage cupboards, window to rear

BEDROOM 2

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

Fitted carpet, built in storage cupboards, window to rear

BATHROOM

Fitted with suite comprising of panelled bath with shower above, wash hand basin, low level W.C., tiled walls, laminate flooring, obscured window to front, extractor fan, wall heater

SECOND FLOOR

LOUNGE

4.82 x 5.34 (15'9" x 17'6")

Spacious and light with double aspect windows and beautiful views over surrounding communal gardens, hills and castle beyond, fitted carpet, electric storage heaters x 2, door linto

KITCHEN

2.28 x 2.34 (7'5" x 7'8")

Fitted with a range of wall and base units including electric cooker with extractor hood above, 1 1/2 sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, laminate worktops, tiled splash backs, laminate flooring, window to front

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







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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Valid until 11 January 2030	
Certificate number 8090-2666-6529-3396-4213	
E	Energy rating
	153, Glan Gors HARLECH LL46 2SQ

