

- GROUND FLOOR
- PRIVATE CAR PARK
- LEASEHOLD
- ONE BEDROOM
- ELECTRIC HEATING
- EPC: TBC



6 Glan Gors

Harlech, LL46 2NJ

£55,000



The property comprises an attractive ground floor one bedroom self contained flat with white painted cement rendered walls, incorporating stone facings, under a slate roof. The property is situated within pleasantly landscaped communal grounds. The property has electric Dimplex heat retention storage heaters, ceiling coving and tiled flooring. EPC: TBC



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Lounge/Kitchen 16 x 17'6 (4.88m x 5.33m)

Lounge Area

2 x Dimplex storage heaters, uPVC double glazed patio doors and tiled flooring.

Kitchen Area

Floor units with complimentary work surfaces, electric cooker, stainless steel sink, fridge, uPVC double glazed window.

Bedroom 11 x 9'6 (3.35m x 2.90m)

Fitted wardrobe and uPVC double glazed window.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, tiled splashbacks, uPVC double glaze window.

Airing Cupboard

Santon combination electric heater, fully insulated, with two immersion heaters, one on the cheaper night tariff.

Outside

Dustbin store, car parking space and drying area.

Agent's Note

Leasehold property on 999 year lease with approximately 950 years remaining.

Service Charge - £540 pa

Ground Rent - £35 pa

Full fibre broadband and mobile phone services available (dependent on supplier and individual contract).

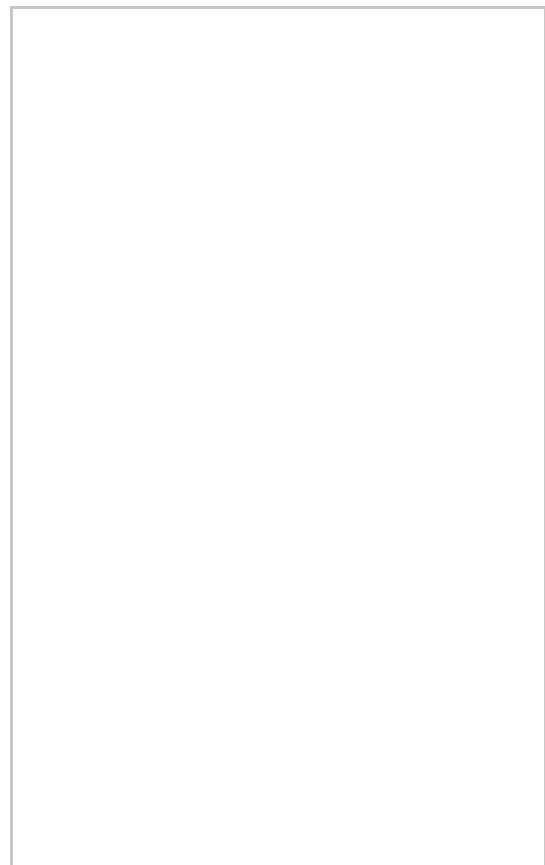
Directions

From Maentwrog take the A496 road south towards Harlech. Enter Harlech on the bottom road and turn right into Glan Gors. Take the first left into the car park. Follow the path to the front of the estate. The property fronts the Talsarnau to Llanfair Road.

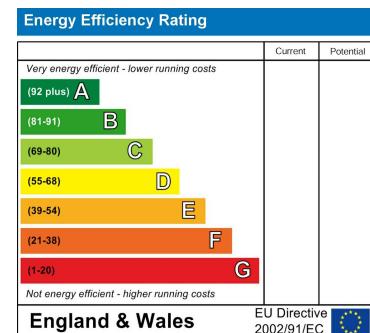
Area Map



Floor Plans



Energy Efficiency Graph



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