

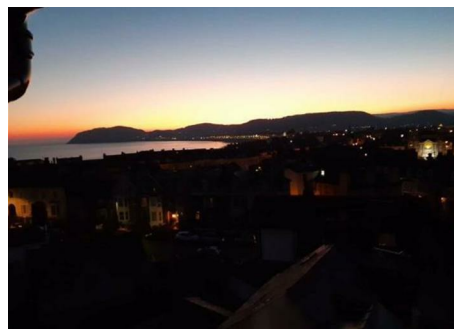
**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Apt 14, Ormeside Court 19, Church Walks,  
Llandudno, Conwy, LL30 2HG



£162,500

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A PROFESSIONALLY CONVERTED SELF-CONTAINED PENTHOUSE SUITE, Approximately 1170 square feet of accommodation, which has been upgraded since conversion in the early 1980's. Situated within 400 yards of Llandudno Shopping and the Promenade. The accommodation briefly comprises :- self contained front door with security entry phone to shared hall; stairs and automatic lift to the top floor; self-contained front door to Flat 14; hall; lounge; kitchen with modern base, wall and drawer units; 2 or 3 bedrooms or 2 bedrooms with separate dining room; three-piece shower room; staircase to a bedroom/study. The property features gas fired central heating from a combination central heating/hot water boiler. The property is held on Leasehold Tenure over a 999 year term from 1st January 1980 with a Ground Rent of £13.00 per annum. We understand that the Maintenance is £2,903.12 from April 2023 to 2024 which includes the ground rent and Insurance paid quarterly

VIEWS, VIEWS, VIEWS

NO HOLIDAY LETTING

ALL MEASUREMENTS ARE APPROXIMATE DUE TO THE IRREGULAR SHAPED ROOMS

The Accommodation comprises:-

Self Contained FRONT DOOR

With security entry phone to:-

SHARED HALL

Staircase and automatic lift to top floor:-

SELF CONTAINED DOOR TO FLAT 14

HALL

Security entry phone, radiator, airing cupboard including gas fired "Worcester" combination boiler providing heating and hot water.

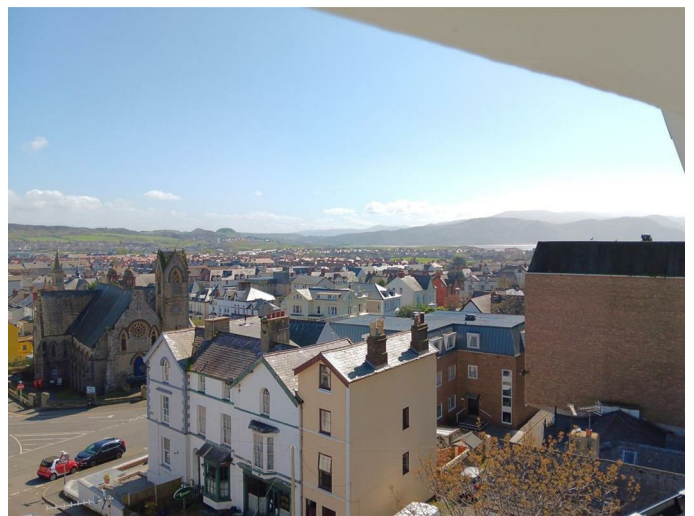
TRIPLE ASPECT LOUNGE 22'10" x 10'11" (6.97m x 3.35m)



Views to the Great Orme, Llandudno town and the sweep of the Bay, TV and telephone point, two double radiators.



VIEW FROM LOUNGE



KITCHEN 10'10" x 7'4" (3.31m x 2.24m)



Fitted range of modern light oak effect base, wall and drawer units with round edged worktops incorporating 1½ bowl stainless steel sink with bi-flo taps, built-in "Stoves" oven, 4 ring "Stoves" gas hob with cooker canopy, plumbing for an automatic washing machine, space for fridge/ freezer, view to Llandudno Bay, wall tiling, under unit lighting, spot lights, upvc double glazed window.

**BEDROOM 1 18'9" x 9'11" maximum (5.73m x 3.03m maximum)**



Radiator, limited views to the Great Orme, built-in pine fronted double wardrobes.



**BEDROOM 2 10'10" x 10'0" (3.31m x 3.05m)**



Radiator, limited view to Llandudno

**BEDROOM 3 9'10" x 8'11" (3.00m x 2.73m)**



Radiator, upvc double glazed window with view to Llandudno Bay.

**SHOWER ROOM**



With large double shower stall with mains "Mira" shower, vanity wash hand basin, WC, ladder style towel rail, spotlights, tiled display sill, wall tiling, upvc double glazed window.

Staircase from Hallway Leading to:-

**DOUBLE ASPECT SECOND FLOOR BEDROOM/STUDY/HOBBIES R 13'1" x 11'3" (4.00m x 3.43m)**



Built-in eaves storage cupboards, 2 upvc double glazed windows with views to Llandudno Bay, West Shore and Conwy Mountain Range.

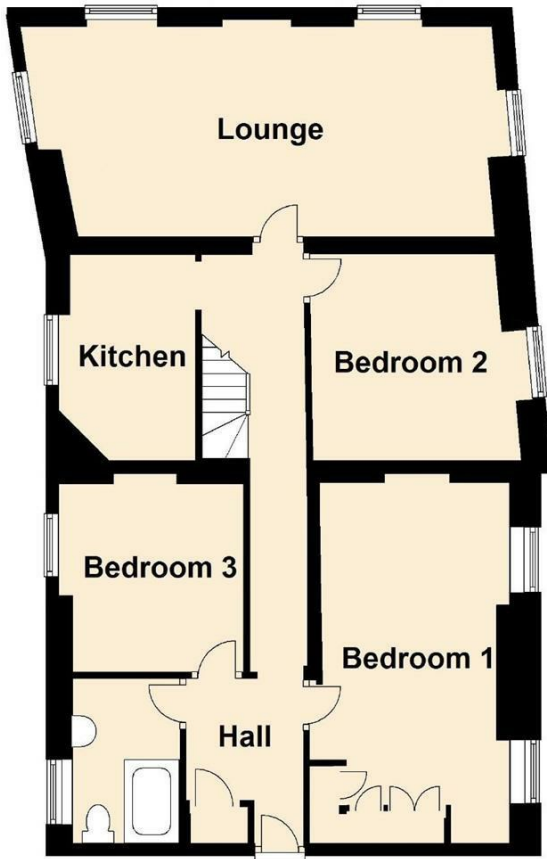
Tenure:-

LEASEHOLD - Over a 999 year term from 1st January 1980 with a Ground Rent of £13.00 per annum, Maintenance is £2,903.12 from April 2023 to 2024 which includes the ground rent and Insurance paid quarterly

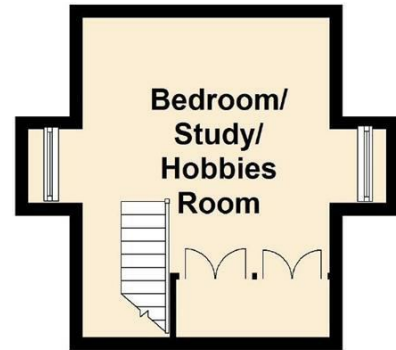
COUNCIL TAX BAND

Is 'B' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

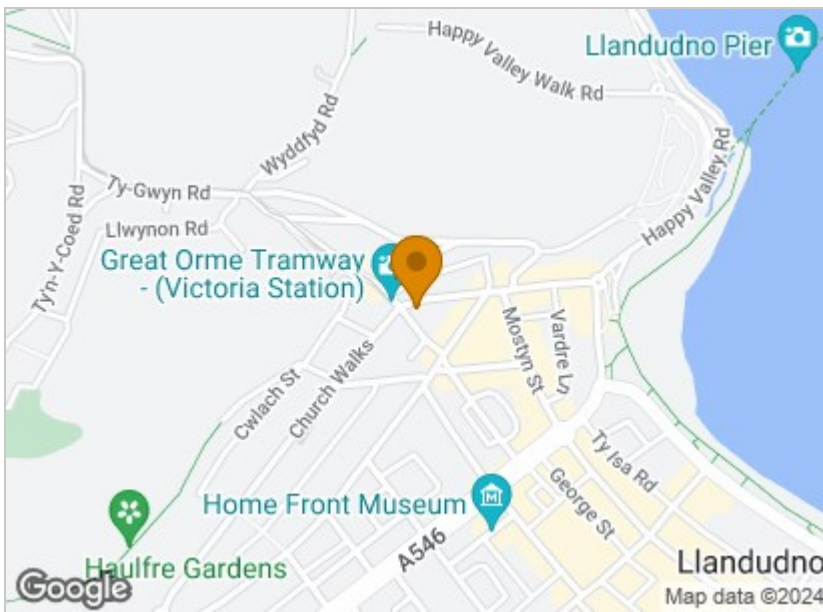
Approx. 86.1 sq. metres (926.4 sq. feet)



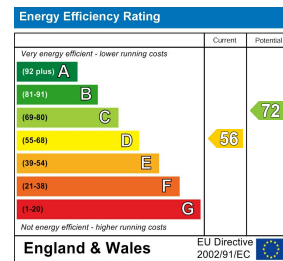
Approx. 22.1 sq. metres (237.9 sq. feet)



**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno Office proceed North up Mostyn Street, go through the roundabout onto Upper Mostyn Street, at the top of this road by the Empire Hotel turn left onto Church Walks, continue along for approximately 200 yards and the property is on your left hand side on the corner of Old Road and Church Walks. Ref: A156 31/01/23 REV 30/04/24

**We will be pleased to arrange a viewing of this Home**

**01492 875125**

**e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)**

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.