

**Bryan Davies  
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## 31 Ormeside Grange, Gloddaeth Street, Llandudno, Conwy, LL30 2DF



No Onward Chain £165,000

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

A Popular Purpose Built Block of Retirement Apartments, this being a SECOND FLOOR TWO BEDROOM APARTMENT on the corner facing onto Gloddaeth Street and having a view to the Great Orme, built within 300 yards of Llandudno town shopping and 400 yards to the promenade. It is now in need of modernisation but has a great design with an en-suite shower room and an under cover parking space.

The accommodation briefly comprises:- hall with cloaks cupboard and electric water heater; lounge/dining room; archway to the kitchen with base, wall and drawer units, main bedroom with built-in wardrobes, cupboards and bedside units; en-suite 3 piece bathroom; second bedroom; and 3 piece shower room. The property features 'Economy 7' heating and upvc double glazed windows. There is a guest suite subject to availability. The property is held on Leasehold Tenure over a 125 year term from 01/01/1990 with a Ground Rent of £135 per annum rising to £210.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCES.

**The Accommodation Comprises:-**

Lift and stairs to:

## SECOND FLOOR

### PERSONAL DOOR INTO APARTMENT 31

#### HALL

Coved ceiling, wall mounted video intercom entry phone and emergency system, storage cupboard with double opening mirror fronted folding doors, shelving and hanging rail, electric hot water heater.

**LOUNGE/DINING ROOM 19'9" x 12'3" maximum overall (6.04m x 3.74m maximum overall)**



Three wall light points, telephone point, TV and satellite points, upvc double-glazed bay window with Great Orme view.

## VIEW FROM LOUNGE



## DINING AREA

With wall light point, coved ceiling, emergency pull cord.

Archway through to:-

**KITCHEN 7'0" x 6'11" (2.14m x 2.11m)**



Fitted range of base, wall, and drawer units with round edged worktops, inset single drainer sink and mixer tap, integrated electric oven and microwave, 4-ring electric hob with cooker hood over, wall tiling, coved ceiling, extractor fan, integrated fridge/freezer.

**BEDROOM 1 16'4" x 12'6" maximum overall (4.98m x 3.82m maximum overall)**



Including two double fitted wardrobes, bedside units and matching drawers, two wall light points, TV point, coved ceiling, 'Economy 7' heater, UPVC double glazed bay window with Great Orme view.



### TILED EN-SUITE RE-FITTED SHOWER ROOM



Shower stall, vanity wash hand basin, w.c., heated towel rail, emergency pull cord.

### BEDROOM 2 14'0" x 9'3" (4.28m x 2.82m)



Two wall light points, TV point, 'Economy 7' heater, emergency pull cord, coved ceiling, upvc double glazed window.,

### THREE PIECE SHOWER ROOM



White suite comprising Large Double Shower Stall with 'Mira' electric shower, vanity wash hand basin with display shelving, WC, heated towel rail, extractor fan, emergency pull cord.

### UNDER COVER PARKING SPACE

### RECEPTION AREA



### COMMUNAL LOUNGE AREA



### TENURE

LEASEHOLD - over a 125 term from 01/01/1990 with a ground rent of £135 per annum rising to £210.

### MAINTENANCE CHARGE

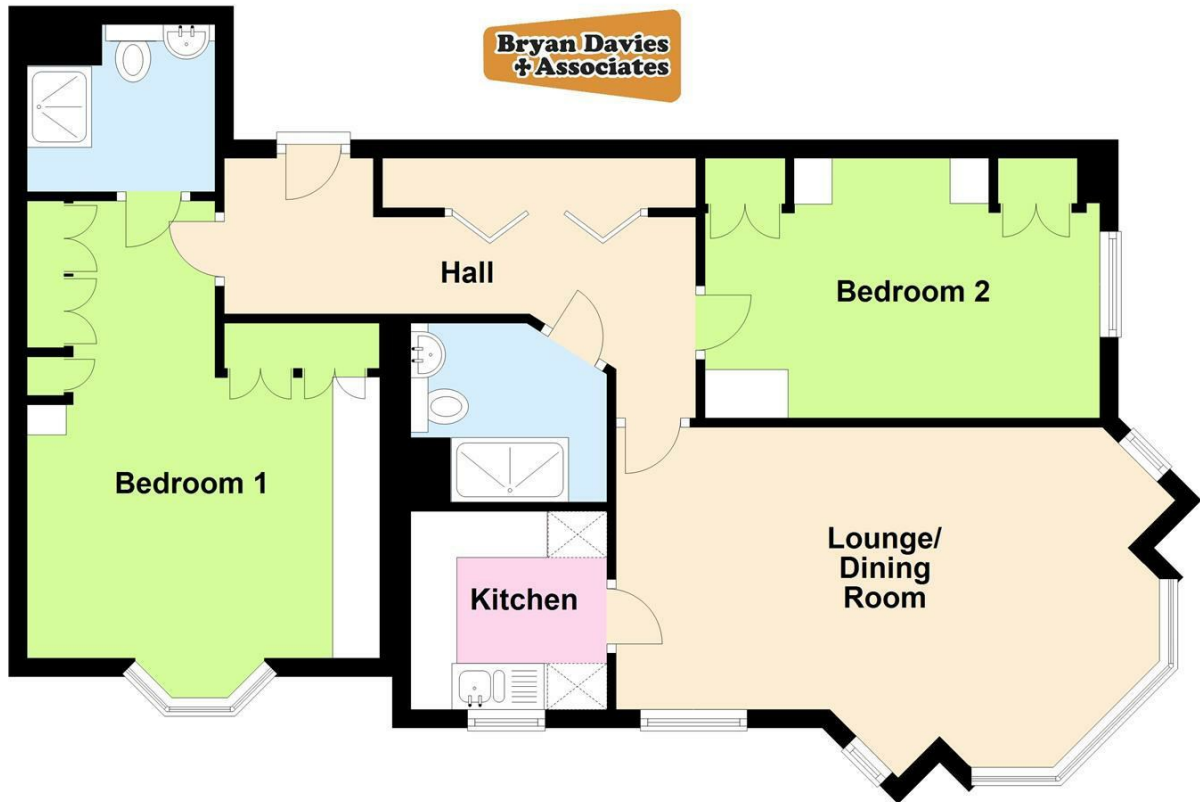
For 2023/24 is approx £3,300 per annum including building insurance.

### CONWY COUNCIL TAX BAND

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

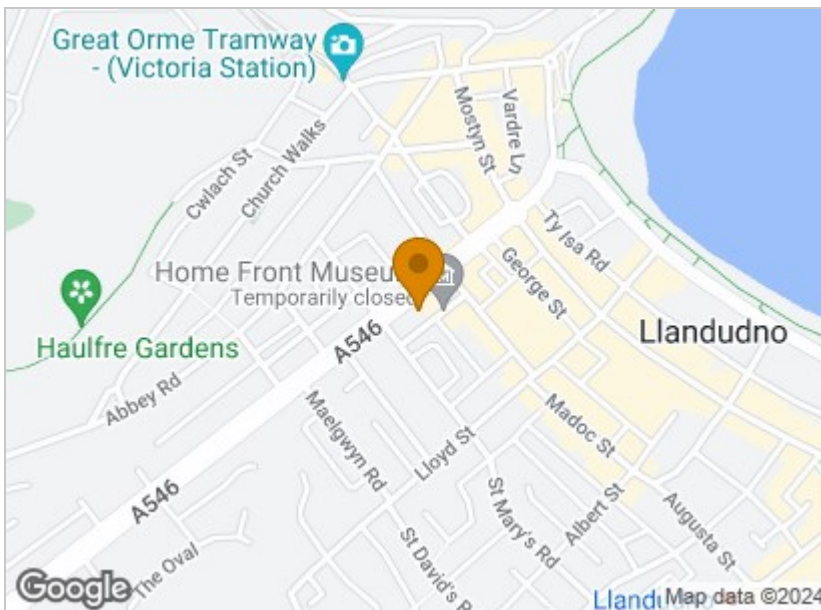
## Second Floor

Approx. 72.5 sq. metres (780.0 sq. feet)

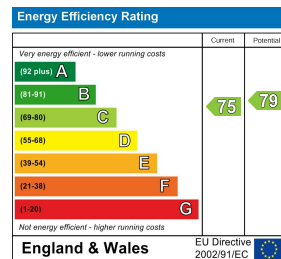


Total area: approx. 72.5 sq. metres (780.0 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed North along Mostyn Street to the Millenium Clock roundabout and turn left onto Gloddaeth Street and the property can be viewed within approximately 350 yards on the left hand side. Ref: A282 24/07/23 Rev 08/03/24

We will be pleased to arrange a viewing of this Home

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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.

