

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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Flat 3 Henllys, Gloddaeth Avenue, West Shore, Llandudno, Conwy, LL30 2AH



£220,000

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www.bdahomesales.co.uk

A BEAUTIFULLY PRESENTED SELF CONTAINED FIRST FLOOR APARTMENT IN A DETACHED HOUSE OF JUST 3 APARTMENTS - situated on the popular Gloddaeth Avenue and within 150 yards of local mini-market and the West Shore Promenade. The accommodation briefly comprises self-contained front door to small hall; staircase leads to first floor landing; lounge; separate dining room/ 2nd bedroom; kitchen with range of white gloss effect fronted units, built-in oven, hob and cooker hood; principal bedroom; bedroom 3/study; 4-piece bathroom including separate shower stall; separate 2-piece washroom. The property features gas fired central heating from a combination boiler, and upvc double glazed replacement window units. Outside - there is a small rear garden with patio area, raised flower beds and detached prefabricated concrete garage accessed from the rear service road. The property is held on Leasehold Tenure over a term of 999 years from the 15th October 1993 with a Peppercorn Ground Rent.

NO HOLIDAY LETS, PETS ALLOWED

The accommodation comprises:-

Upvc Double Glazed FRONT DOOR

To:-

SMALL HALL

Upvc double glazed windows, laminate floor, stairs to:-

FIRST FLOOR LANDING



Coved ceiling, dado rail, picture rails, double radiator.

DOUBLE ASPECT LOUNGE 20'1" x 13'1" (6.14m x 4.00m)



Mahogany fire surround with tiled back and hearth, coal effect "Living Flame" gas fire, 2 wall light points, double radiator, coved ceiling, upvc double glazed windows, cornice, limited sea views.



DINING ROOM/ BEDROOM 2 12'2" x 11'6" (3.71m x 3.52m)



Fire surround with tiled hearth, coved ceiling, upvc double glazed double opening French doors with Juliette Balcony, double radiator, access to insulated roof space via Slingsby ladder with boarding for storage. View to the Great Orme.



KITCHEN 13'2" x 7'6" (4.02m x 2.30m)



Range of base, wall, drawer and glass fronted display units in White Gloss effect, round edge worktops incorporating stainless steel sink with bi-flo taps, built-in oven, 4 ring gas hob, cooker hood over, plumbing for automatic washing machine, wall tiling, coved ceiling, spotlights, laminate floor, upvc double glazed windows, "Ideal" gas fired combination central heating / hot water boiler.

PRINCIPLE BEDROOM 14'11" x 12'7" (4.55m x 3.86m)



Into bay window with upvc double glazing, coved ceiling, dado rail, double radiator. Limited sea view.



BEDROOM 3/ STUDY 12'2" x 6'8" (3.72m x 2.05m)



Upvc double glazed windows, double radiator. View to the Great Orme.

4-PIECE BATHROOM



Shell shaped White suite comprising panel bath, separate corner shower stall, pedestal wash hand basin, wc, wall tiling, spot lighting, upvc double glazed window, double radiator.

SEPARATE 2-PIECE WASHROOM

Comprising pedestal wash hand basin, wc, wall tiling, upvc double glazed window, radiator.

OUTSIDE

SMALL REAR GARDEN



Raised flowerbeds and patio area.

DETACHED PRE-FABRICATED CONCRETE SINGLE CAR GARAGE

Accessed from a rear service road.

TENURE

LEASEHOLD over a 999 year term from the 15th October, 1993.

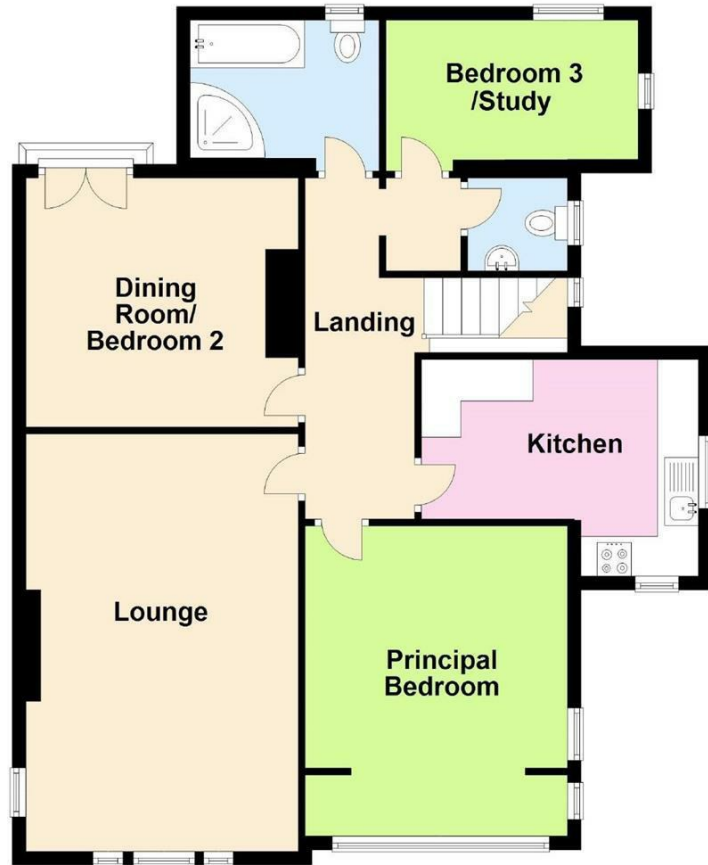
Peppercorn Ground Rent.

COUNCIL TAX

Is 'C' obtained from www.conwy.gov.uk

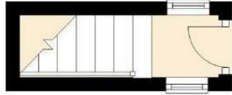
First Floor

Approx. 99.2 sq. metres (1068.1 sq. feet)



Ground Floor

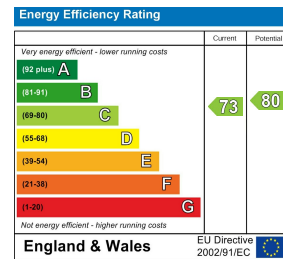
Approx. 2.7 sq. metres (28.8 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street to the Millennium Clock roundabout turn left into Gloddaeth Street follow the tree lined road down to the bottom to the mini roundabout and go around the roundabout back onto Gloddaeth Avenue and the property can be viewed on the left hand side with in 60 yards. Ref A330 20/10/23 Rev 13/01/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: 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.

