

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

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

31 Manor Park, Gloddaeth Avenue, Llandudno,  
Conwy, LL30 2SE



No Onward Chain £80,000

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

THIS IS A CLEANLY PRESENTED AND SELF CONTAINED GROUND FLOOR TWO BEDROOM RETIREMENT FLAT, in a very popular RETIREMENT DEVELOPMENT (minimum 60 years of age for occupation) with all facilities for enjoyable living, such as Resident's Lounge and Laundry amenities. Maintenance includes tending the landscaped garden and car parking. House Manager for emergencies.

THIS IS ON THE GROUND FLOOR FACING WESTERLY

THERE IS A VIDEO TOUR ON LINE FOR THIS PROPERTY

NO PETS, SUBLETTING ALLOWED, NO HOLIDAY LETS

The accommodation comprises:

#### RECEPTION VESTIBULE

With intercom to all flats and House manager.

#### RECEPTION HALL

And two automatic lifts to all floors, carpets - hall, stairs and landings together with heating and lighting.

#### RESIDENTS LOUNGE



Furnished with small kitchenette en-suite for use by residents.

#### LAUNDRY FOR RESIDENTS

Equipped with washers and dryers (funded through the service charge).

#### GROUND FLOOR

#### PERSONAL DOOR INTO NO. 31

#### ENTRANCE HALL

Wall light point, coving, airing cupboard and immersion heater.

#### LOUNGE 15'2 x 9'8 (4.62m x 2.95m)



tv and telephone point, 3 wall light points, Economy 7 heater, upvc double glazed bay window with deep display shelf, coving, wall mounted security intercom entry phone, emergency pull cord, fire surround with inset electric fire.



Arch through to:-

#### KITCHEN 6'9 x 5'6 (2.06m x 1.68m)



With base, wall and drawer units with round edge worktops, inset single drainer sink unit, wall tiling, electric cooker and cooker hood.



### BEDROOM 1 13'1 x 9'8 (3.99m x 2.95m)



3 wall light points, coving, built-in wardrobe with mirror doors, hanging rail and shelving, emergency pull cord, upvc double glazed window, electric storage heater.



### BEDROOM 2 9'9 x 5'9 (2.97m x 1.75m)



wall light point, coved ceiling, upvc double glazed window.

### TILED 3-PIECE BATHROOM



Bath with electric shower over, vanity wash hand basin, shaver light, low flush w.c, wall tiling, electric wall heater, upvc double glazed window.

### OUTSIDE

### COMMUNAL GARDENS

### MAINTENANCE CHARGE

The service charge payable half yearly from 1st September 2022 - 28th February 2023 is £1,093.06. Inclusive of building insurance, general maintenance of the building, use of laundry facilities, cleaning of all common parts, use of the residents lounge, tending of gardens, House Manager, water rates (complex on water meter) and window cleaning.

### TENURE

LEASEHOLD over a 120 year term from 1986. Ground Rent of £191.38 payable half yearly, £382.76 total. Reviewable.

### COUNCIL TAX BAND

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

# Ground Floor

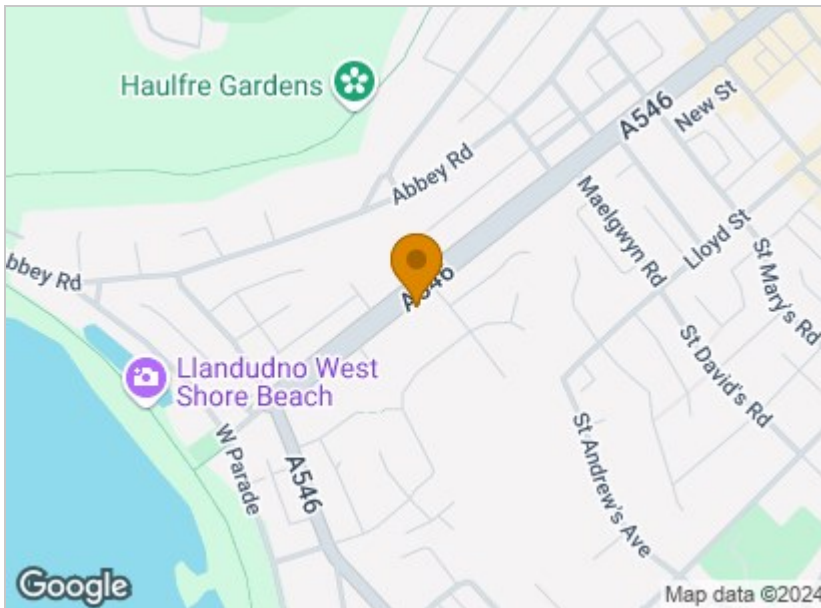
Approx. 45.8 sq. metres (492.6 sq. feet)



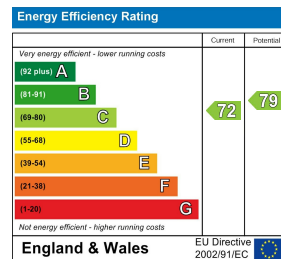
Total area: approx. 45.8 sq. metres (492.6 sq. feet)

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## Area Map



## Energy Efficiency Graph



## Directions

From our office proceed North along Mostyn Street to the roundabout, turn left at the roundabout and proceed along Gloddaeth Avenue for ½ a mile and Manor Park can be viewed on your left hand side.  
Ref:A143 10/01/23 Rev 13/02/24

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.

