

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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31 Cwrt Gloddaeth, Gloddaeth Street, Llandudno,  
Conwy, LL30 2DP



£245,000

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

CWRT GLODDAETH IS A STUNNING DEVELOPEMENT OF 44, ONE AND TWO BEDROOM LATER LIVING APARTMENTS FOR THE OVER 60's, built in 2013/2014 by McCarthy & Stone. This contemporary designed development is perfectly located in the town centre, close to all the shopping and public amenities together with a short walk to the North or West Shore. Some of the special features are listed below:-

THIS APARTMENT IS SITUATED ON THE SECOND FLOOR WITH A WEST FACING BALCONY, REDECORATED THROUGHOUT AND RE-CARPETED. HOMEOWNERS COMMUNAL LOUNGE WITH TV COMMUNAL ROOF TERRACE, HOUSE MANAGER, LIFT TO ALL FLOORS, GUEST SUITE, LAUNDRY ROOM, LANDSCAPED OUTDOOR AREAS, MOBILITY SCOOTER STORAGE AND CHARGING POINT, LOW ENERGY UNDERFLOOR HEATING WITH AIR SOURCE HEAT PUMPS FITTED KITCHEN WITH INTEGRATED APPLIANCES.

The Accommodation Comprises:-

#### HALL

Useful storeroom and separate cupboard with hot water tank.

LOUNGE/ DINING ROOM 20'7" x 10'7" (6.28m x 3.25m)



Double glazed patio doors which open to the Balcony, modern fireplace with electric fire, TV point with Sky+ connectivity (subscription fees apply), telephone point.



BALCONY 16'2" x 4'7" (4.93m x 1.40m)



South westerly facing with views.



#### KITCHEN



Modern Fitted kitchen with a range of wall and base units, Granite effect work surfaces, matching splash back, integrated fridge and freezer, built in oven, four ring ceramic hob and chrome extractor hood, double glazed window.

**PRINCIPAL BEDROOM 18'8" x 10'7" - maximum overall  
(5.71m x 3.23m - maximum overall)**



Double glazed window, TV and telephone points, walk in wardrobe.

**EN SUITE SHOWER ROOM**



Wet room, walk in shower area with grab rail, fitted glass shower screen, w.c, vanity wash hand basin, heated towel rail, emergency pull cord.

**BEDROOM 2 14'7" x 9'11" (4.45m x 3.04m)**



Double glazed window and TV point.

**SHOWER ROOM**



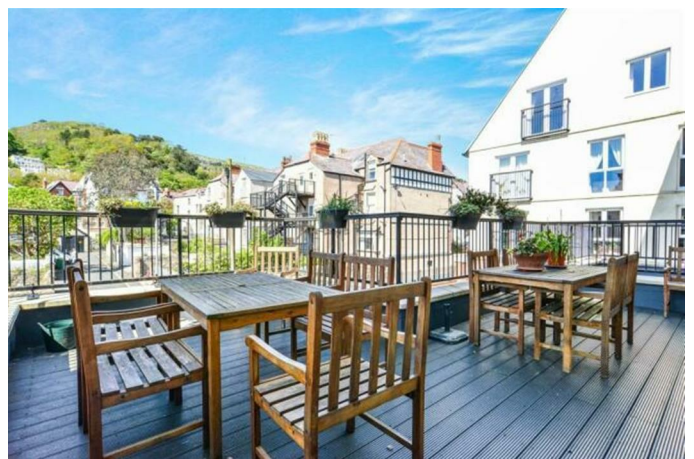
Tiled with walk in shower, fitted glass shower screen and grab rail w.c, pedestal wash hand basin, wall mounted heated towel rail.

**COMMUNAL LOUNGE**



A staircase and automatic lift from the inner hall leads to:-

**OUTSIDE**



**COMMUNAL SUN TERRACE**

**LANDSCAPED GARDENS**

#### PARKING PERMIT SCHEME

Subject to Availability - The fee is usually £250 per annum but may vary. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

#### TENURE

We are advised that the property is held on Leasehold Tenure over a term of 125 years from 2013. There is an annual fee of £4,324.57 payable at the end of March, 2024 which covers Maintenance/Ground Rent (£490), water, heating and window cleaning, payable at £310 per month. We recommend your Solicitor confirms this information.

#### COUNCIL TAX

Is 'E' - obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)

#### GROUND RENT

£490.00 per annum

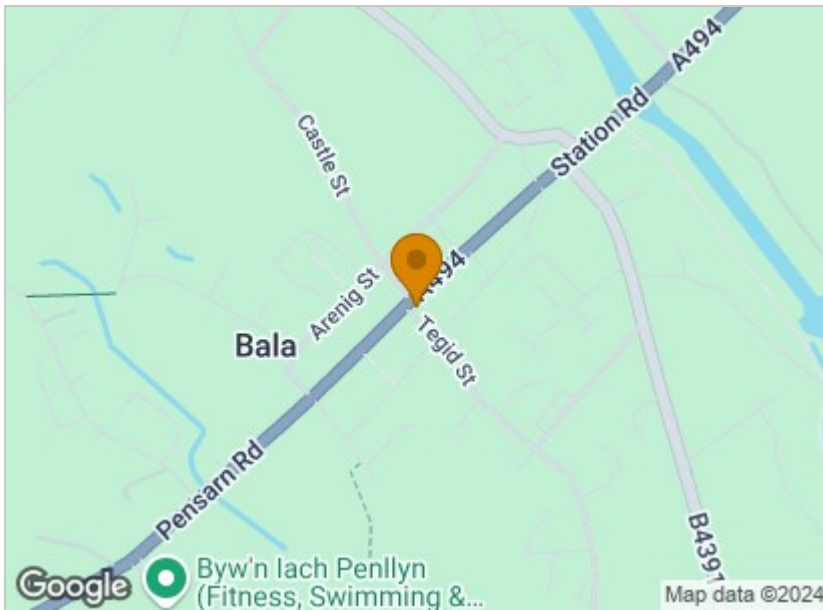
### 31 Cwrt Gloddaeth, Llandudno



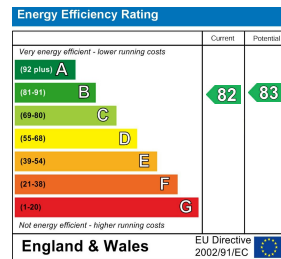
**Approx. Gross Internal Floor Area 963 sq. ft / 89.46 sq. m**

Not to Scale. For illustration purposes only.  
Produced by Elements Property

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno office proceed North up Mostyn Street and turn left at the roundabout with the Millennium Clock onto Gloddaeth Street. Follow this road down for approximately 350 yards and Cwrt Gloddaeth is on your right hand side. Ref A339 18/11/23 Rev 20/11/24

**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.

