

**Bryan Davies  
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AUCTIONEERS  
●  
ESTATE AGENTS

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## Flat 2, 14 Caroline Road, Llandudno, Conwy, LL30 2TY



No Onward Chain £155,000



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

THIS SPACIOUS TWO/THREE BEDROOM FIRST FLOOR APARTMENT is cleanly presented throughout and is situated in a very convenient position close to all of Llandudno's amenities, Railway Station and the Promenade. The accommodation briefly comprises:- front door to shared hall with stairs to first floor; self contained door to Flat 2; hall; 2-piece cloakroom; lounge with bay window; kitchen; principal bedroom with built-in wardrobes; 2nd bedroom; 3rd bedroom/dining room; 3-piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows to the rear only. Outside - there is an allocated parking space to the rear of the property. The property is held on Leasehold Tenure over a 999 year term from February, 1991 with a Ground Rent of £15.00 per annum.

THE PROPERTY IS CLASSED AS H.M.O.  
(House of Multiple Occupation)

PETS ALLOWED

SUB-LETTING ALLOWED

NO HOLIDAY LETTING

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

The Accommodation Comprises :-

COMMUNAL FRONT ENTRANCE

With security intercom entry phone into:-

COMMUNAL ENTRANCE

HALL

Decorative floor tiling.

PERSONAL DOOR INTO FLAT 2

HALL

Telephone point, wall mounted security intercom entry phone, 1 radiator.

## 2-PIECE CLOAKROOM

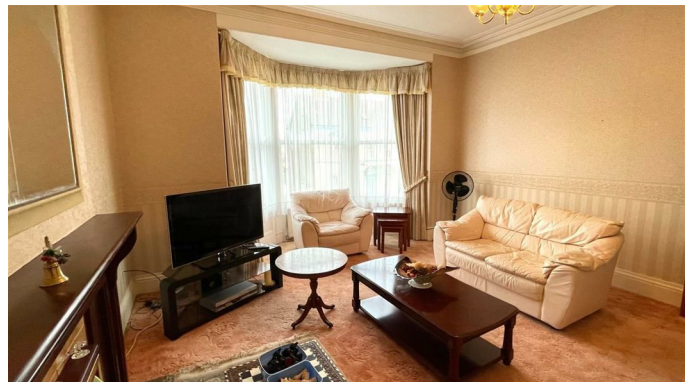


Corner wash hand basin, w.c, wall tiling, recessed spotlights.

## LOUNGE 17'3" x 14'0" (5.28m x 4.29m)



Into bay window, Mahogany effect fire surround with marble effect hearth and tiled back, electric coal effect 'Living Flame' fire, 2 radiators, coved ceiling.



**DINING ROOM/BEDROOM 3 13'4" x 8'10" (4.07m x 2.70m)**



Cupboard housing 'Worcester 24si' combination central heating/hot water boiler, upvc double glazed window, radiator.

**KITCHEN 13'1" x 6'3" (3.99m x 1.92m)**



Modern White gloss effect fronted base, wall, drawer units with round edged worktops, inset 1½ bowl sink with mixer taps, space for cooker, plumbing for an automatic washing machine and dishwasher, space for fridge/freezer, under unit lighting, wall tiling, extractor fan.

**BEDROOM 1 12'6" x 9'7" (3.82m x 2.93m)**



Including fitted double wardrobe with mirror fronted sliding doors, coved ceiling, radiator.



**BEDROOM 2 10'2" x 10'1" (3.11m x 3.09m)**



Telephone point, wardrobe, desk, beside drawer, upvc double glazed window, radiator.

**BATHROOM**



Shaped corner bath with electric Gainsborough shower over, mixer tap and shower attachment, pedestal wash hand basin with vanity mirror and twin lights, w.c, wall mounted electric heater, wall tiling, recessed spotlights, radiator.

**OUTSIDE**

**ONE ALLOCATED PARKING SPACE TO REAR.**

**COUNCIL TAX BAND**

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

**TENURE -**

Is LEASEHOLD over a 999 year term from February 1991 with a Ground Rent of £15.00 per annum.

## First Floor

Approx. 75.8 sq. metres (815.7 sq. feet)

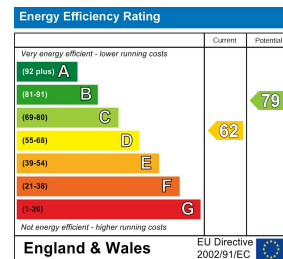


Total area: approx. 75.8 sq. metres (815.7 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed North along Mostyn Street turning first left into Trinity Square, continue through the traffic lights take the second turning on the right onto Caroline Road, the property can be viewed on the left hand side within 150 yards. REF: A386 08/02/24 REV 15/04/24

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.

