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## 36 Gwel Y Mor, Dwygyfylchi, Penmaenmawr, Conwy, LL34 6SB



£169,950

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



THIS IS A LOVELY TWO BEDROOM GROUND FLOOR PURPOSE BUILT APARTMENT built c2017 by Beech Homes on this small cul-de-sac development close to local shops, and within easy access of Penmaenmawr village and the A55 Expressway.

The accommodation briefly comprises:- hall; open plan kitchen/lounge with integrated appliances; inner hall; two bedrooms and 3 piece bathroom with overbath shower. The property features gas fired central heating and upvc double glazed windows. Solar panels provide supplementary electricity during daylight hours and any surplus energy supplements the hot water. Outside lovely landscaped garden with shrubs, chippings and patio area, and 2 parking spaces to the front. The property is held on a leasehold over 999 year term from 1st January, 2017. The maintenance charge is currently £422.00 per year for common parts including garden, lighting, etc., £100.00 per year for Ground Rent, and £200.00 per year for insurance.

SUB LETTING ALLOWED

NO HOLIDAY LETTING

The accommodation comprises:

Side access double glazed composite door with light into:

**SMALL ENTRANCE HALL**

Cloaks cupboard with fuse box, air flow system and solar panel control, radiator.

Door to:

**LOUNGE 13'3" x 11'3" (4.06m x 3.44m)**



T.V. and telephone point, double opening double glazed doors to enclosed rear garden.

**KITCHEN/BREAKFAST ROOM 10'6" x 6'10" (3.22m x 2.10m)**



Fitted range of light grey gloss fronted base, wall and drawer units with inset 1½ bowl sink and mixer taps, integrated 'Zanussi' electric oven and 4 ring 'Zanussi' gas hob with stainless steel splashback and cooker canopy over, integrated fridge/freezer and 'Electrolux' washing machine, cupboard housing 'Worcester' central heating and hot water boiler, wood effect tile flooring, cupboard housing hot water tank, recessed downlighters.

**INNER HALL**

**BEDROOM 1 10'2" x 8'10" (3.11m x 2.70m)**



Including fitted double wardrobe with mirror fronted sliding doors, hanging rails and shelving, upvc double glazed bay window to front with deep display sill, radiator.

### BEDROOM 2 8'10" x 8'6" (2.71m x 2.61m)



Radiator, upvc double glazed window.

### 3-PIECE BATHROOM



White suite comprising panel bath with mains shower over and mixer tap, side screen, wash hand basin and mixer tap, mirror, shaver point, close couple w.c., ladder style towel rail, recessed downlighters to ceiling, decorative grey wall and floor tiling, extractor fan..

### OUTSIDE - FRONT GARDEN

with flower beds. Block paving to front provides:

OFF ROAD PARKING for 2 cars

### ENCLOSED AND LANDSCAPED REAR GARDEN



Beautifully landscaped with side gate access, full width paved patio, raised beds, decorative chippings, shrubs, trees, paved seating areas, decorative chippings.

### SOLAR PANELS

Solar panels provide supplementary electricity during daylight hours and any surplus energy supplements the hot water.

### TENURE

The property is held on a LEASEHOLD tenure over 999 year term from 1st January, 2017.

### MAINTENANCE CHARGE

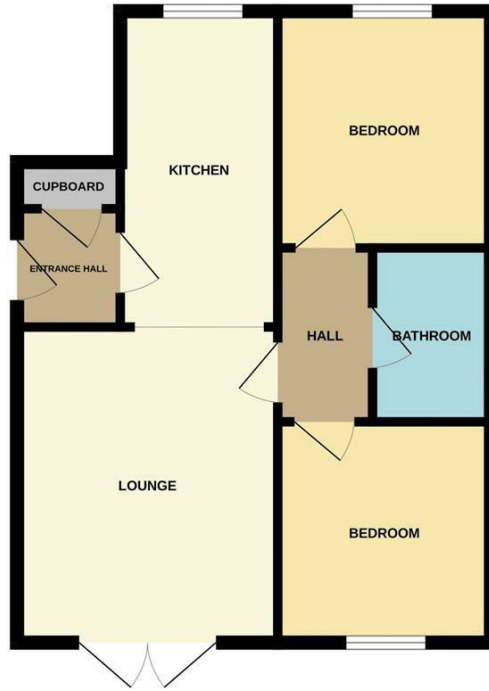
The maintenance charge is currently £422.00 per year for common parts including garden, lighting, etc., £100.00 per year for Ground Rent, and £200.00 per year for insurance.

These charges should be confirmed by your legal advisor as can be subject to change.

### COUNCIL TAX BAND

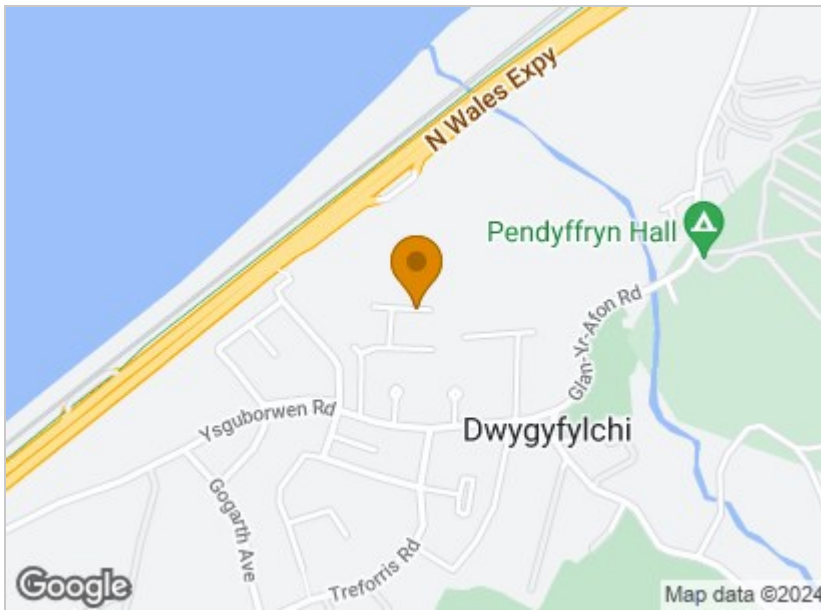
Is 'D' - obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)

GROUND FLOOR

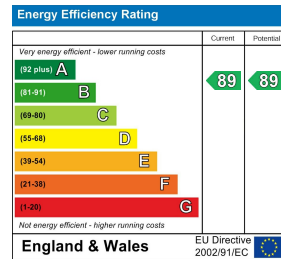


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

Area Map



Energy Efficiency Graph



Directions

From the A55 turning for Penmaenmawr, turn left into Conwy Road, turn left into Ysgubor Road Wen Road, and turn 3rd right into Treforris Road, Gwel y Mor is next right and the property is on your left. A403 28/02/24 Rev 29/02/24

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.

