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●  
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## Apt 3, Admiral House West Parade, West Shore, Llandudno, Conwy, LL30 2FB



£320,000

2 2 1 E

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

THIS SUBSTANTIAL 2 BEDROOM GROUND FLOOR APARTMENT was converted circa 2016 to a high standard and is situated at the front of the building with a large patio facing towards the sea and promenade, close to the local mini market, within approximately ½ a mile from Llandudno Town Centre.

The accommodation briefly comprises: front door to shared entrance hall; self contained door to the apartment; hall; open plan lounge/dining/kitchen with patio doors to large patio, kitchen area with range of modern units and built in appliances as specified; principal bedroom with en-suite three piece shower room; double sized second bedroom and four piece bathroom with separate shower stall. The property features modern electric heating and upvc double glazed windows. Outside there is an allocated parking space and storage under the building. The property is held on leasehold tenure over 999 year term with a share of the freehold. We are advised by the seller that the maintenance changes are £461 per quarter, plus £300 per annum for a sinking fund.

WE ARE ADVISED BY THE VENDOR  
THERE IS NO HOLIDAY LETTING ALLOWED.

#### The accommodation comprises:

Communal canopied entrance to front door with security intercom entry phone to:

#### ENTRANCE HALL

Staircases and lift to all floors.

Personal door to Apartment 3 which is on the ground floor.

Self contained door to:

#### HALL



Wall mounted security intercom entry phone, automatic lighting and recessed downlighters, telephone point, cloaks cupboard, cupboard housing hot water tank and shelving, electric radiators.

#### L-SHAPED OPEN PLAN LOUNGE/DINING/KITCHEN 25'3" x 22'6" maximum overall (7.72m x 6.86m maximum overall)



#### LOUNGE AREA



With marble fire surround and hearth with inset 'Living Flame' electric log fire, t.v. and telephone point, satellite t.v. point, electric radiator, twin upvc double glazed sliding patio doors to front garden.

## DINING AREA



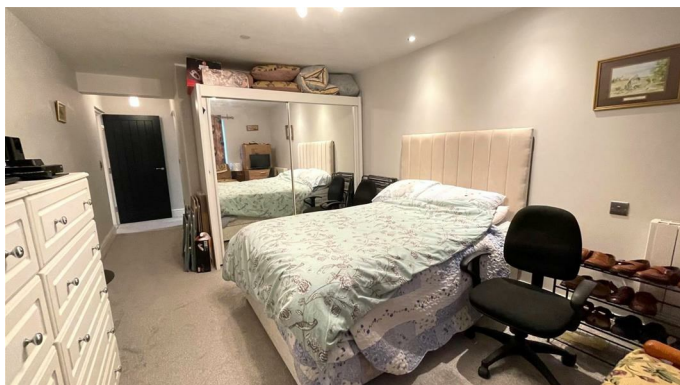
With electric radiator.

## KITCHEN



Fitted range of white fronted base, wall and drawer units with sparkle grey granite worktops and uprights, matching central breakfast bar, under unit lighting, inset 1½ bowl sink and mixer taps, integrated appliances include 'Prima' washing machine, dishwasher and space for fridge/freezer, integrated fridge/freezer, double 'Prima' electric oven and four ring ceramic hob with stainless steel cooker hood over and sparkle grey splashbacks, floor tiling, recessed downlighters to ceiling, floor tiling.

## PRINCIPAL BEDROOM 15'4" x 10'6" (4.69m x 3.21m)



Recessed downlighters to ceiling, electric radiator, upvc double glazed window to rear.

## 3 PIECE SHOWER ROOM EN-SUITE



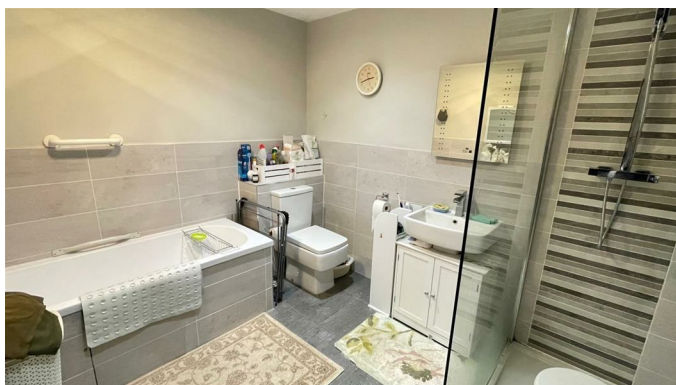
White suite comprising corner shower stall with sliding doors, decorative tiling, two shower heads including drench shower, wash hand basin and mixer tap, mirror with display lighting and mirror fronted medicine cabinet, close couple w.c., recessed downlighters to ceiling, ladder style towel rail, floor tiling, extractor.

## BEDROOM 2 18'3" x 10'9" (5.57m x 3.29m)



Recessed downlighters to ceiling, electric radiator, upvc double glazed window to rear.

## 4 PIECE BATHROOM





White suite comprising tiled bath with mixer tap, double shower stall with twin heads including drench shower, decorative tiling, wash hand basin and mixer tap, close couple w.c., wall and floor tiling, ladder style towel rail, recessed downlighters to ceiling, extractor.

#### OUTSIDE - TO THE FRONT



Enclosed large tiled patio area with raised beds, seating areas, shrubs, central fish pond with rockery stones and decorative slate chippings, gated access to front.



#### TO THE REAR - PARKING AREA

With one allocated parking space near to the rear entrance.

#### BINS STORAGE AREA

#### SEPARATE ALLOCATED UNDER BUILDING STORAGE ROOM

(to the rear of the building).

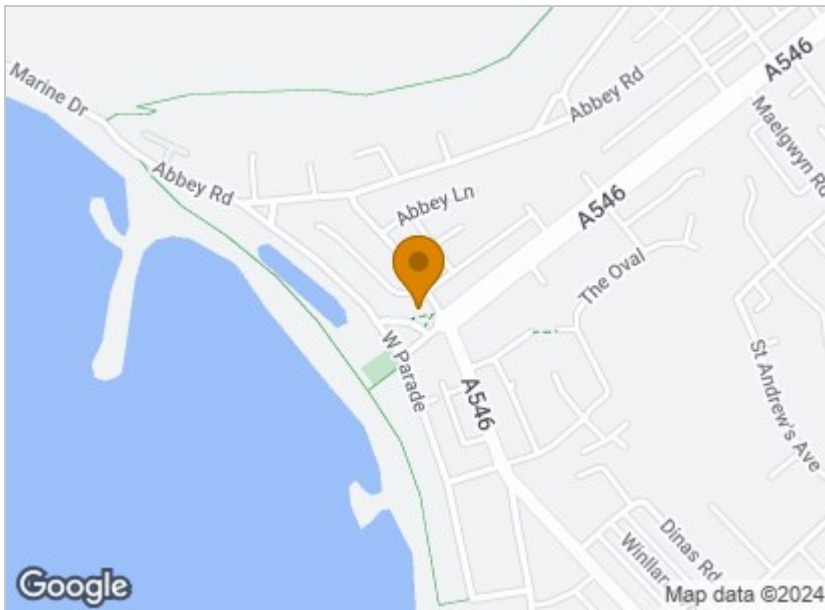
#### TENURE

The property is held on leasehold tenure over 999 year term with a share of the freehold. We are advised by the seller that the maintenance charges are £461 per quarter, plus £300 per annum for a sinking fund.

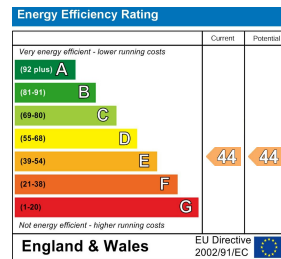
#### COUNCIL TAX BAND

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

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed north along Mostyn Street to the roundabout with the millennium clock and turn left onto Gloddaeth Street, follow the road down towards the West Shore, at the mini roundabout, continue over towards West Shore and Admiral House can be seen on your right hand side. A412 11/04/24

**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.

