

**Bryan Davies
+ Associates**

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AUCTIONEERS
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No Onward Chain £225,000



www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY UPDATED TWO BEDROOM GROUND FLOOR PURPOSE BUILT APARTMENT SITUATED IN LANDSCAPED GARDENS WITH VIEWS FROM THE REAR ELEVATION TO THE ESTUARY AND ANGLESEY.

The property has been internally refurbished throughout to a high standard and briefly comprises: front door to shared hall; self contained door to Apartment 2; hall; lounge with French door to the landscaped gardens; newly fitted kitchen with a range of units and built in appliances; two double sized bedrooms one with built in wardrobe; and a three piece tiled bathroom with over bath shower. The property features new gas fired central heating system from a new combination boiler with designer radiators and upvc double glazed windows. Outside there are communal gardens to front and side; shared parking areas on a 'first come first served' basis. The apartment is held on Leasehold Tenure over a 2000 year term from 1965. The service charge is approximately £1,500 per annum plus building insurance. Ground Rent is £5.00.

PETS ALLOWED

SUB-LETTING ALLOWED

NO HOLIDAY LETS

We are advised by the vendor that there are external works to be carried out on the property within the next two years. Please ask for further information.

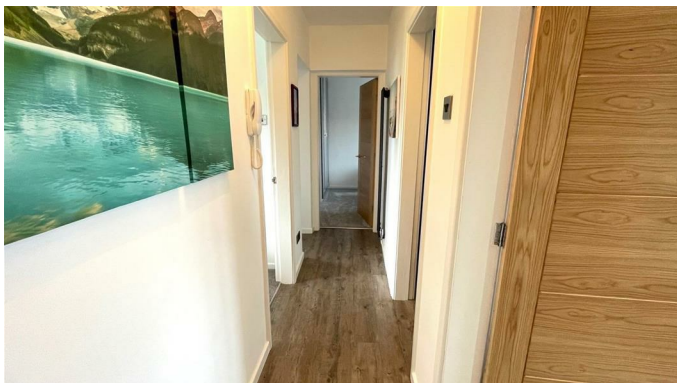
The accommodation comprises:

Communal entrance with security intercom entry phone to:

COMMUNAL ENTRANCE HALL

Personal door to:

HALL



'Kardean' flooring, newly fitted doors, wall mounted security intercom entry phone, vertical radiator.

LOUNGE/DINING ROOM 15'10" x 13'3" (4.84m x 4.05m)



TV and telephone points, two feature vertical radiators, new upvc double glazed windows and new upvc double glazed French door to the landscaped communal gardens and views.

VIEW FROM LOUNGE



KITCHEN 9'10" x 7'7" (3.02m x 2.33m)



Newly fitted kitchen with a range of charcoal grey fronted base, wall and drawer units with straight edge worktops, inset 1½ bowl 'Franke' sink unit with mixer tap, integrated 'Bosch' electric oven and microwave/oven/grill, 'Bosch' induction hob and 'Bosch' cooker hood over, integrated fridge/freezer. Display lighting, extractor, spotlights, upvc double glazed window, 'Karndean' flooring, vertical radiator, matching cupboard housing gas fired 'Baxi' combi central heating and hot water boiler.

BEDROOM 1 13'10" x 11'8" (4.22m x 3.58m)



Double size bedroom including triple grey fronted wardrobe with sliding doors, hanging rails and shelving, feature vertical radiator, upvc double glazed windows with open views.

BEDROOM 2 15'4" x 8'6" (4.68m x 2.60m)



Double sized bedroom with free standing wardrobe and feature vertical radiator.

RE-FITTED 3 PIECE BATHROOM



White 'Duravit' suite comprising panel bath with side screen and drench shower head over, vanity wash hand basin and matching tall cabinet, close coupled wc with douche tap, display lighting, style towel rail, extractor, porcelain tiled floors in light grey, built in cupboard with automatic washing machine and tumble dryer, upvc double glazed window.

OUTSIDE



COMMUNAL GARDENS

To front and side.

COMMUNAL PARKING AREA

TENURE

The apartment is held on Leasehold Tenure over a 2000 year term from 1965.

These details should be confirmed by your Legal Adviser.

SERVICE CHARGE

The service charge is approximately £1,500 per annum which includes water rates but excludes building insurance. Ground Rent is £5.00.

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

COUNCIL TAX BAND

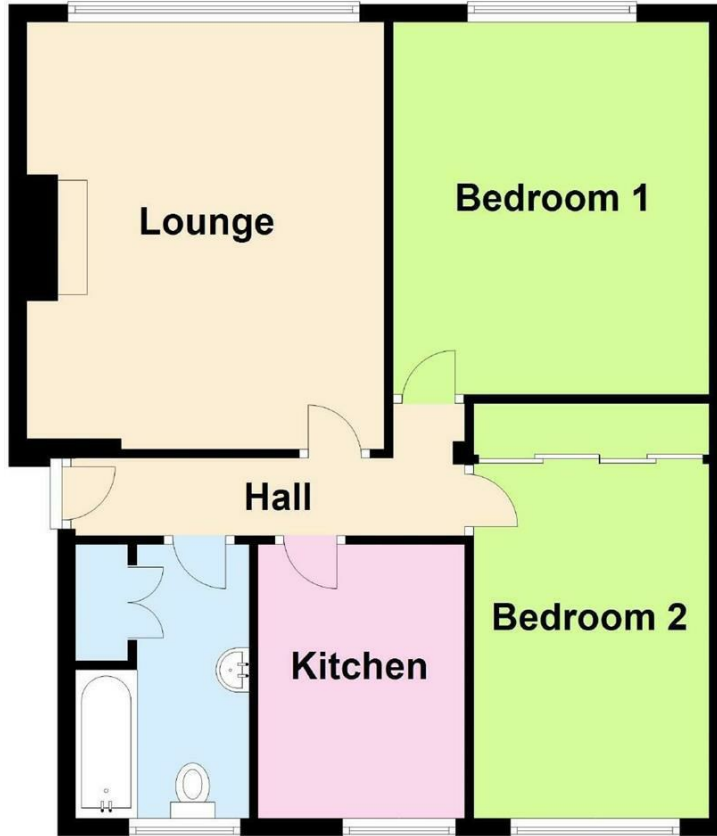
COUNCIL TAX Is 'D', obtained via www.conwy.gov.uk

N.B.

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Ground Floor

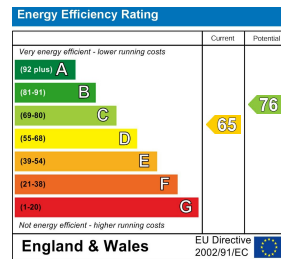
Approx. 67.4 sq. metres (725.9 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From The Moorings, previously the Deganwy Castle Hotel, proceed towards Llandudno, after 600 yards the property can be viewed on the left hand side. Ref: A435 13/04/24 Rev 24/04/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

