

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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



£129,500



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

CWRT GLODDAETH IS A STUNNING DEVELOPMENT 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 North or West Shore. THIS TOP FLOOR ONE BEDROOM APARTMENT IS AT THE REAR OF THE PROPERTY and briefly comprises:- hall; lounge with french doors and a Juliette balcony; fitted and equipped kitchen with gloss cream fronted units; double size bedroom with walk-in closet; tiled 3-piece shower room/wet room. Some of the special features are listed below:-

HOMEOWNERS COMMUNAL LOUNGE WITH T.V COMMUNAL ROOF TERRACE, HOUSE MANAGER, LIFT TO ALL FLOORS, GUEST SUITE, LAUNDRY ROOM, LANDSCAPED OUTDOOR AREAS, MOBILITY SCOOTER STORAGE & CHARGING POINT. LOW ENERGY UNDERFLOOR HEATING WITH AIR SOURCE HEAT PUMPS, FITTED KITCHEN WITH INTEGRATED FRIDGE/FREEZER,CERAMIC HOB AND SINGLE OVEN.

The Accommodation Comprises:-

#### FRONT DOOR

To:-

#### CANOPIED PORCH

Inner door to:-

#### TOP FLOOR LANDING

#### PERSONAL DOOR INTO APARTMENT 34

Access to roof space, storage cupboard with shelving and fuse board, hot water tank.

#### LOUNGE 17'0" x 10'9" (5.20m x 3.28m)



Fireplace with display mantle and inset pebble effect electric fire, t.v and satellite point, telephone point, double opening upvc double glazed doors with Juliette balcony to the rear.



#### KITCHEN 9'1" x 7'3" (2.77m x 2.23m)



Fitted range of Cream Gloss fronted base, wall and drawer units with round edge worktops, inset single drainer sink unit and mixer tap, matching uprights, plumbing for a washing machine, integrated fridge/freezer, integrated 'Hotpoint' electric oven and 4 ring ceramic hob and splashback, stainless steel cooker canopy over, extractor, upvc double glazed window, tiled floor.

#### BEDROOM 1 13'2" x 9'4" (4.03m x 2.87m)



Telephone point, t.v point, upvc double glazed window to rear. Walk-in closet with light, hanging rails and shelving.

### TILED 3 PIECE SHOWER ROOM



Comprises large shower area with glass door, mains shower, vanity wash hand basin and mixer tap, mirror, shaver light, display shelving, close coupled w.c, extractor, spotlights, tiled floor.

### 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 -

Is held on LEASEHOLD Tenure over a 125 year term from 2013.

### SERVICE CHARGE

Is £270.75 per month which includes cleaning of communal windows. Apartment heating is included in the service charge. Water rates for communal areas and apartments. Electricity, heating, lighting and power to communal areas. 24-hour emergency call system. Upkeep of gardens and grounds. Repairs and maintenance to the interior and exterior communal area. Buildings Insurance.

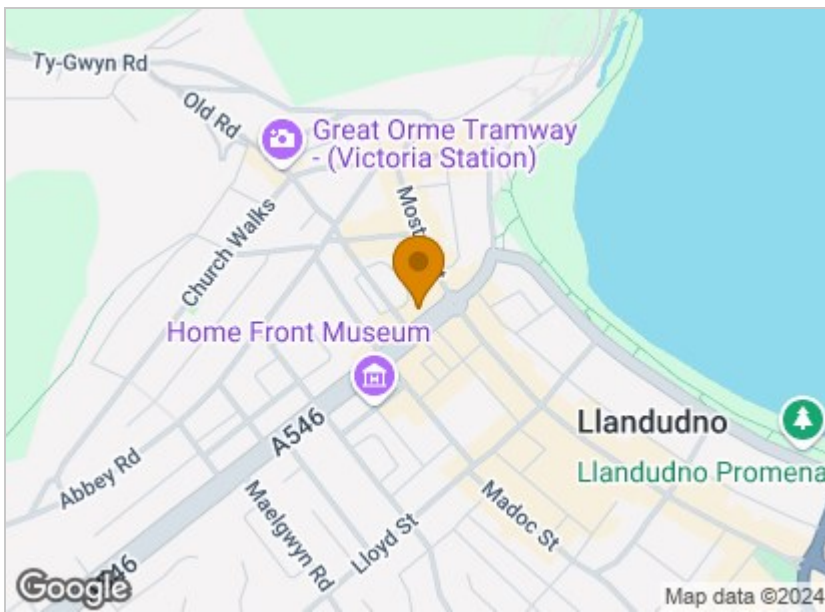
### GROUND RENT

Is £425.00 per annum.

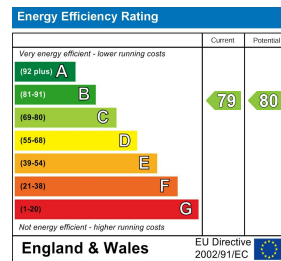
### COUNCIL TAX BAND

Is 'D' - 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 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: A448 23/04/24 Rev 21/10/24

We will be pleased to arrange a viewing of this Home

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e mail: [llandudno@bdahomesales.co.uk](mailto: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.

