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+ Associates**

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**AUCTIONEERS
●
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Flat 6 Garrick Mansions, 161 Station Road, Deganwy, Conwy, LL31 9EJ



£149,950



www.bdahomesales.co.uk

THIS NICELY PRESENTED TOP FLOOR TWO BEDROOM APARTMENT HAS PANORAMIC VIEWS OF THE CONWY ESTUARY TO THE CASTLE AND THE SNOWDONIA RANGE, SITUATED IN THE HEART OF DEGANWY VILLAGE WITH ITS SHOPS AND BEACH, WITHIN 2.5 MILES OF LLANDUDNO.

The accommodation briefly comprises front door to shared hall, stairs to second floor, separate door to flat 6, hall, lounge, kitchenette, 2 bedrooms, bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside communal courtyard to the rear and a store room.

SUBLETTING ALLOWED

The Accommodation Comprises:-

Upvc double glazed FRONT DOOR to :-

SHARED HALL

Staircase to :-

SECOND FLOOR LANDING

Self contained door to Flat 6.

HALL

Double radiator, upvc double glazed door to fire escape.

LOUNGE 13'4" x 12'7" (4.07m x 3.85m)



Fire surround, upvc double glazed window, radiator, beautiful views.



KITCHENETTE 9'2" x 5'9" (2.8m x 1.76m)



Base, wall and drawer units, rolled edge worktops, stainless steel sink, built in oven, 5 ring gas hob, wall tiling, plumbing for washing machine, 'Ideal 24' gas fired central heating boiler, upvc double glazed window, radiator.

BEDROOM 1 12'0" x 10'11" (3.66m x 3.34m)



Including built in wardrobes with sliding mirrored doors, upvc double glazed windows, radiator.

BEDROOM 2 10'7" x 8'11" (3.25m x 2.74m)



Upvc double glazed window, radiator, beautiful views.



BATHROOM



Panel bath with mains shower, vanity wash hand basin, wall tiling, ladder style towel warmer, upvc double glazed window.

SEPARATE WC

Upvc double glazed window.

OUTSIDE

Communal area to the rear, storage shed shared with Flat 5.

COUNCIL TAX

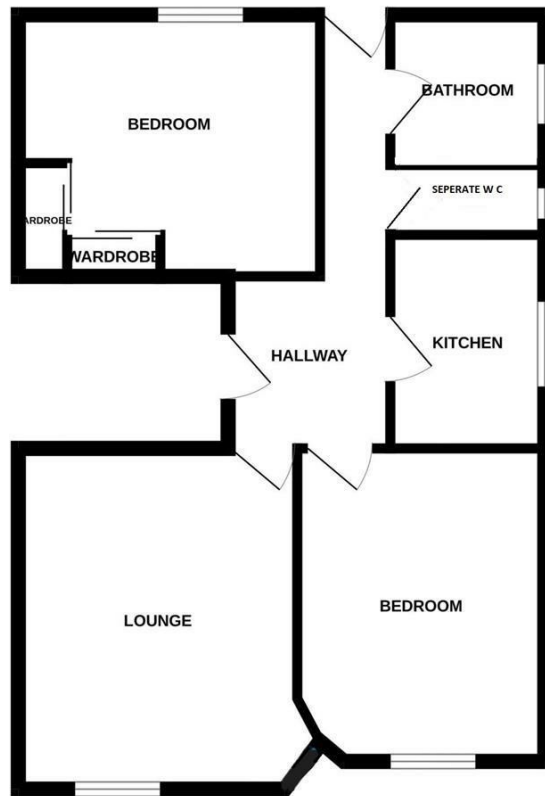
Is 'B' obtained from www.conwy.gov.uk

TENURE

Is LEASEHOLD Tenure over a 999 year lease from 1st Jan 2001 with a peppercorn ground rent.

MAINTENANCE CHARGE

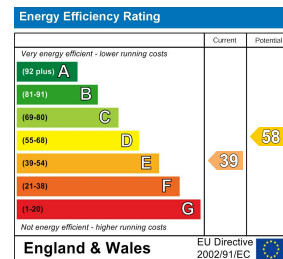
We are advised by the Vendor that the service charge is £50.00 per month.



Area Map



Energy Efficiency Graph



Directions

From The Moorings from the Deganwy Castle Hotel proceed towards Conwy and Garrick Mansions can be seen on the left hand side opposite the railway station. Ref A440 08/05/2024 REV 17/05/24

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.

