

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

1st Floor Flat, 25 Caroline Road, Llandudno, Conwy, LL30 2TY



No Onward Chain £109,950

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www.bdahomesales.co.uk

THIS IS A SPACIOUS 2 BEDROOM FIRST FLOOR FLAT situated in the heart of Llandudno within easy level walking distance of the shops and promenade.

The accommodation briefly comprises:- front door to shared porch; inner door to shared hall; first floor landing; self contained door to flat 2; hall; lounge with bay window; kitchen with range of modern units, built in oven, hob and cooker hood; 2 bedrooms and modern 3 piece bathroom with overbath shower. The property features gas fired central heating from a combination boiler and upvc double glazed windows. We are advised that the property is held on a Leasehold tenure for a term of 999 years from 1992, but each owner of the 3 flats has a share of the Freehold. SUB-LETTING ALLOWED. PETS ALLOWED. NO HOLIDAY LETS

The accommodation comprises:

Front door to:

SHARED PORCH

Inner door to:

SHARED HALL



FIRST FLOOR LANDING

SELF CONTAINED DOOR TO FLAT 2

HALL

Cloaks area and shelving, double radiator.

LOUNGE 17'7" x 12'1" (5.37m x 3.69m)



Fire surround, double radiator, upvc double glazed bay window.



KITCHEN 11'1" x 8'3" (3.39m x 2.52m)



Range of modern base, wall and drawer units with round edge worktops incorporating single 1½ bowl sink with mixer tap, built in electric oven and 4 ring ceramic hob with cooker hood over, plumbing for automatic washing machine, upvc double glazed window.

L-SHAPED BEDROOM 1 16'0" x 10'11" maximum (4.89m x 3.33 maximum)





Hanging rails, 'Ideal' gas fired combination central heating and hot water boiler, double radiator, upvc double glazed window.

BEDROOM 2 9'9" x 7'8" (2.98m x 2.34m)



Double radiator, upvc double glazed window.

BATHROOM



Panel bath and electric shower over, pedestal wash hand basin and close couple w.c., wall tiling, extractor fan, double radiator.

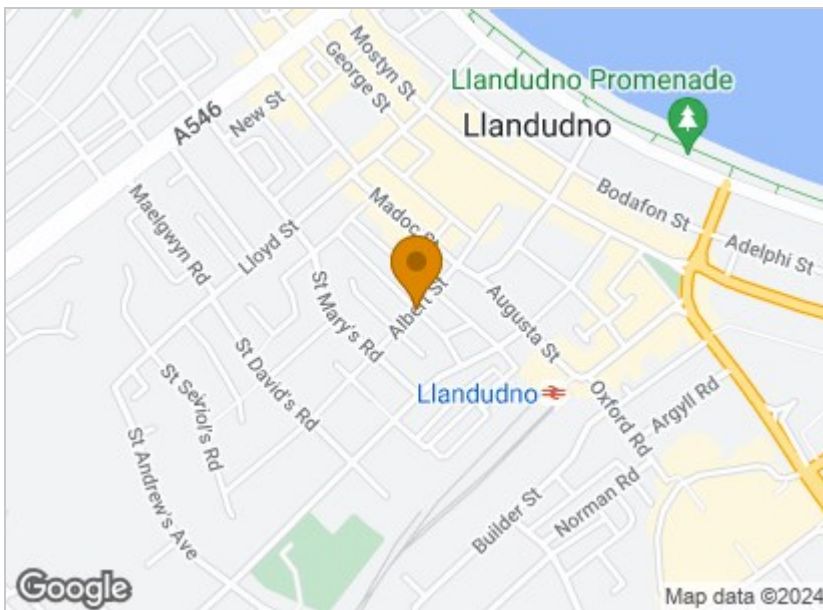
TENURE

We are advised that the property is held on a Leasehold tenure for a term of 999 years from 1992, but each owner of the 3 flats has a share of the Freehold.

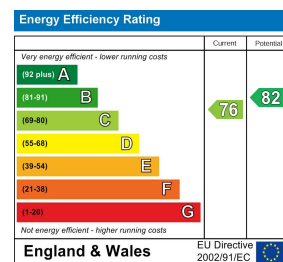
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street, turn first left on Trinity Square, through the traffic lights onto Trinity Avenue, second turning on your right onto Caroline Road and the property is on the right hand side within 80 yards. A297 28/06/24

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.

