

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

23 Llys Maelgwn, Gloddaeth Avenue, Llandudno,
LL30 2DH



No Onward Chain £199,950



www.bdahomesales.co.uk

A SPACIOUS AND NICELY UPDATED FIRST FLOOR TWO BEDROOM APARTMENT WITH VIEWS TO THE GREAT ORME, situated within ½ a mile level walking distance of Llandudno Town Centre.

The accommodation briefly comprises:- front door with security entry phone to shared hall; stairs to the first floor; personal door to Apartment 23; hall; two-piece cloakroom; lounge; kitchen/dining room; two bedrooms, one with built-in wardrobes; four piece bathroom. The property features gas central heating and upvc double glazed replacement window units. Outside - the gardens are maintained by the Management company; access from the rear leads to parking for one car and tandem garage with en-suite workshop. The apartment is held on Leasehold Tenure over a 999 year term from 2017.

NO SUBLETTING, NO HOLIDAY LETTING

NO PETS ALLOWED

The accommodation comprises:

COMMUNAL ENTRANCE

Doors front and rear lead to:

Staircase to the:

FIRST FLOOR LANDING

Allocated storage cupboard meter.

PERSONAL DOOR INTO APARTMENT 23

HALL



Security entry phone, telephone point, radiator.

TWO PIECE CLOAKROOM

In white, radiator.

LOUNGE 20'6" x 12'0" (6.26m x 3.66m)



Double and single radiator, upvc double glazed window with views to the Great Orme.

VIEW FROM LOUNGE



KITCHEN / DINING ROOM 19'7" x 8'9" (5.99m x 2.68m)



DINING AREA



Double radiator, upvc double glazed window.

KITCHEN AREA



Range of base, wall and drawer units with round edged worktops incorporating stainless steel 1½ bowl sink with bi-flo tap, 'Neff' cooker and four ring gas hob, wall tiling, wall mounted 'Glow Worm' gas fired central heating/hot water boiler, plumbing for automatic dishwasher, upvc double glazed window.

BEDROOM 1 11'9" x 11'8" (3.60m x 3.57m)



Plus built-in wardrobes, radiator, upvc double glazed window with view to the Great Orme.



BEDROOM 2 12'2" x 8'4" (3.73m x 2.56m)



Radiator, upvc double glazed window.

MODERN 4 PIECE BATHROOM



Tiled four piece suite in white comprising: bath, corner shower stall, wash hand basin and w.c, heated ladder style towel rail, spotlights, airing cupboard with gas cylinder tank, upvc double glazed window.

OUTSIDE

COMMUNAL GARDENS

To front and rear.

ALLOCATED OFF ROAD PARKING

To the rear leads to:

TANDEM STYLE GARAGE

Power and light connected, up and over door (Remote control on the up and over door), en-suite store room.

TENURE

The Apartment is held on leasehold tenure over a 999 year term from 2017. The Management Company - Llys Maelgwn Limited owns the Freehold and shares of this Company are held equally by the Apartment Owners. These details should be confirmed by your Legal Adviser.

SERVICE CHARGE

The service charge is approximately £2,000.00 per annum.

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

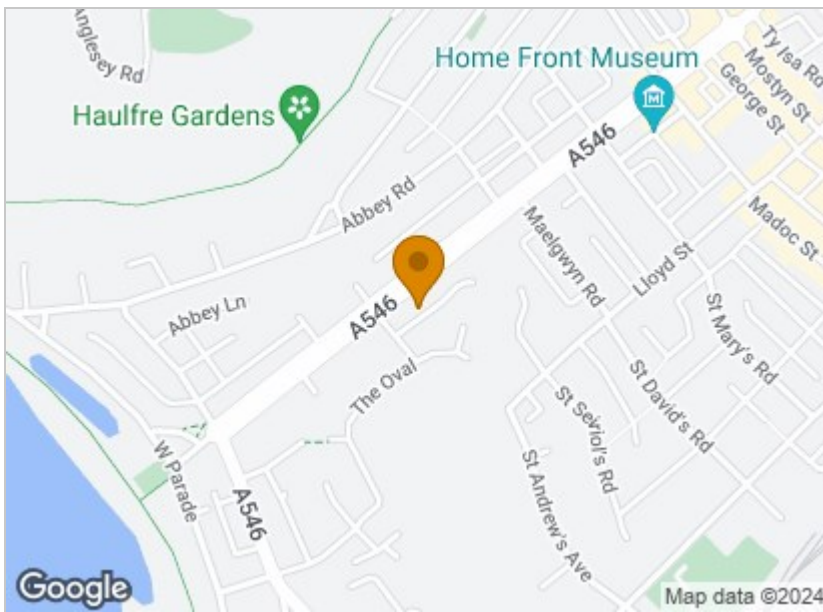
COUNCIL TAX

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

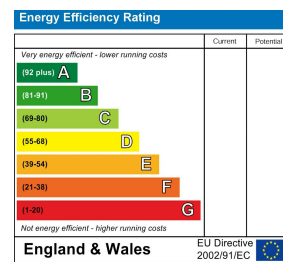
AWAITING ENERGY PERFORMANCE CERTIFICATE

AWAITING FLOOR PLAN

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street to the roundabout with the Millennium Clock, turn left onto Gloddaeth Street and follow the road down for approximately 700 yards. The property can be viewed on your left hand side. A517 19/07/24

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.

