

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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No Onward Chain £105,000

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www.bdahomesales.co.uk

IN A POPULAR PURPOSE BUILT BLOCK OF RETIREMENT APARTMENTS, THIS BEING A THIRD FLOOR ONE BEDROOM APARTMENT ON THE REAR BUILT WITHIN 300 YARDS OF LLANDUDNO TOWN SHOPPING AND 400 YARDS FROM THE PROMENADE.

The accommodation briefly comprises:- hall with cloaks cupboard and electric water heater; lounge/dining room; archway to the kitchen with base, wall and drawer units, built-in oven, microwave, hob and cooker hood; fridge/freezer; bedroom with built-in wardrobes, cupboards and bedside units; re-fitted three piece shower room. The property features 'Economy 7' heating and upvc double glazed windows.

There is a guest suite subject to availability.

The property is held on Leasehold Tenure over a 125 year term from 01/01/1990 with a Ground Rent of £135 per annum rising to £210.

The accommodation comprises:-

Lift & stairs to SECOND FLOOR

PERSONAL DOOR INTO APARTMENT 36

HALL



Coved ceiling, wall mounted video intercom entry phone and emergency system, storage cupboard with double opening mirror fronted folding doors, shelving and hanging rail, electric hot water heater.

LOUNGE/DINING ROOM 18'11" x 10'3" (5.78m x 3.14m)



Upvc double-glazed bay window, 3 wall light points, telephone point, TV and satellite points, 'Economy 7' heater, fire surround with marble back and hearth.



KITCHEN 6'11" x 6'11" (2.11m x 2.11m)



Fitted range of white fronted base, wall, drawer, glass fronted and corner display shelving with round edged worktops, inset single drainer sink and mixer tap, integrated electric oven and microwave, 4-ring electric hob with cooker hood over, wall tiling, coved ceiling, extractor fan, fridge/freezer.

BEDROOM 13'10" x 8'10" (4.24m x 2.70m)



Including 2 fitted double wardrobes, bedside units and matching drawers, 2 wall light points, TV point, coved ceiling, 'Economy 7' heater, upvc double glazed window.

RE-FITTED THREE PIECE SHOWER ROOM



White suite comprising large double shower stall with electric shower, vanity wash hand basin with display shelving, w.c., heated towel rail, extractor fan, emergency pull cord.

RECEPTION AREA



COMMUNAL LOUNGE AREA



TENURE

The property is held on a LEASEHOLD tenure - over a 125 term from 01/01/1990 with a ground rent of £135 per annum rising to £210.

MAINTENANCE CHARGE

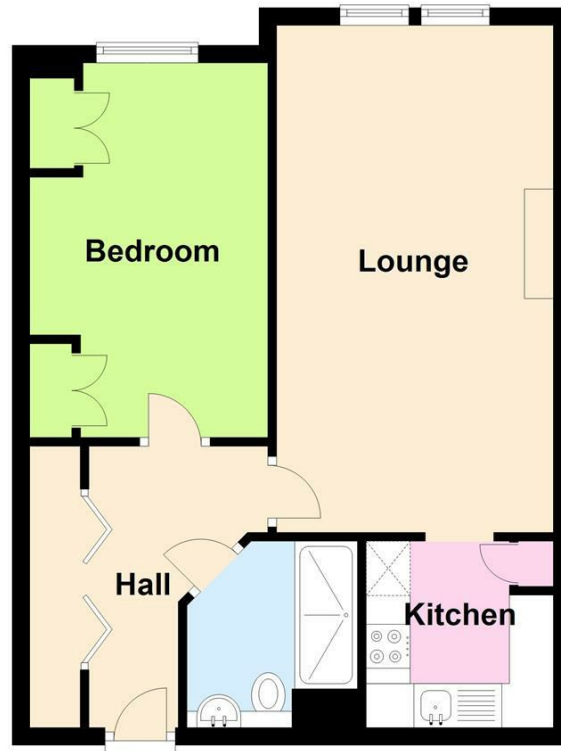
For 2024 is approximately £3,050 per annum including building insurance.

COUNCIL TAX BAND

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

Top Floor

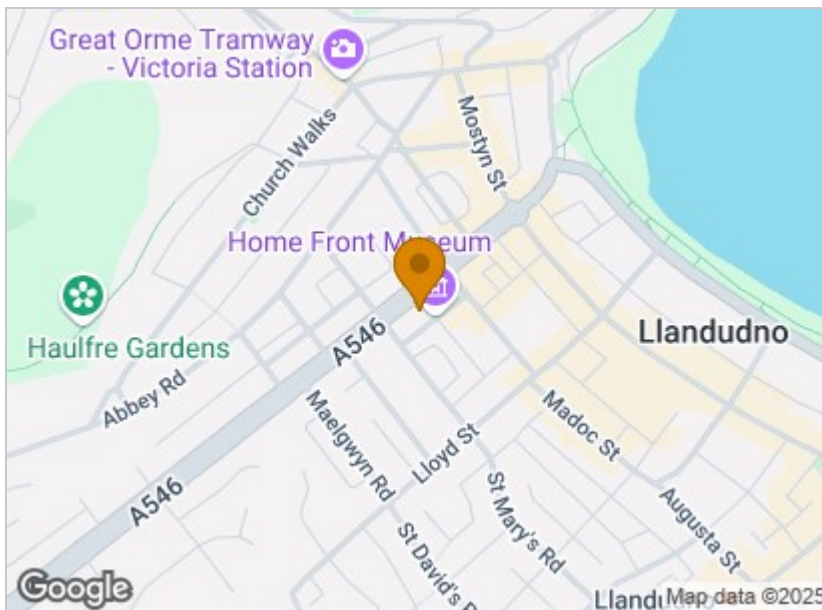
Approx. 46.4 sq. metres (499.5 sq. feet)



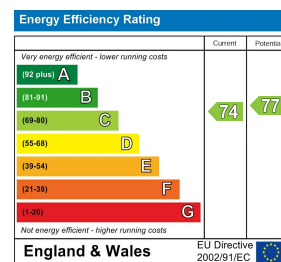
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Total area: approx. 46.4 sq. metres (499.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street to the Millennium Clock roundabout and turn left onto Gloddaeth Street and the property can be viewed within approximately 350 yards on the left hand side. A364 27/07/24 Rev 10/12/24

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.

