

**Bryan Davies
+ Associates**

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**AUCTIONEERS
•
ESTATE AGENTS**

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Flat 3, 2 Church Walks, Llandudno, Conwy, LL30 2HD



£136,000

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www.bdahomesales.co.uk

THIS IS A DELIGHTFUL SECOND AND THIRD FLOOR 3 BEDROOM MAISONETTE SITUATED WITHIN YARDS OF THE PROMENADE AND ACCESS TO THE PIER AND WITHIN EASY DISTANCE OF ALL THE LOCAL SHOPS AND LOWER SLOPES OF THE GREAT ORME.

The accommodation briefly comprises: front door to shared hall; stairs to first floor with storage area; self-contained door to Flat 3. A staircase leads to the second floor landing; lounge; kitchen; three piece shower room. A staircase leads to the third floor; principal bedroom with views into Llandudno Bay and in the distance to Conwy mountains. Two further bedrooms. Outside – a single car parking space to the rear and bin storage.

The accommodation comprises:

FRONT DOOR TO:-

SHARED HALL

Stairs to ¾ landing, Storage Room belongs to Flat 3.

Stairs lead to the:

FIRST FLOOR

SELF CONTAINED DOOR TO FLAT 3

Staircase to:

SECOND FLOOR LANDING

Double radiator.

TILED 3 PIECE SHOWER ROOM

In white, shower stall with electric 'Triton' shower, pedestal wash hand basin, closed couple w.c., heated towel rail.

LOUNGE 15'8" x 10'7" (4.78m x 3.23m)



Feature single glazed arched windows, double radiator.



KITCHEN 9'2" x 8'6" (2.80m x 2.60m)



Range of base, wall and drawer units incorporating round edge worktops and stainless steel single sink unit, four ring gas hob and cooker hood over, plumbing for a washing machine, wall tiling, 'Esprit Eco2' central heating and hot water boiler, double radiator, upvc double glazed window.

A staircase from the lounge leads to:

SECOND FLOOR LANDING

Built in cupboard.

BEDROOM 1 12'1" x 9'3" (3.69m x 2.83m)



Upvc double glazed window, pedestal wash hand basin, view to Llandudno Bay and over to Conwy mountains.

VIEW FROM BEDROOM 1



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

COUNCIL TAX BAND

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

BEDROOM 2 9'4" x 9'1" (2.87m x 2.79m)



Upvc double glazed window and single glazed side window, double radiator.

BEDROOM 3 12'5" x 5'11" (3.79m x 1.82)



Upvc double glazed window, vanity wash hand basin, built in wardrobe, double radiator.

OUTSIDE

SINGLE CAR PARKING SPACE AT THE REAR

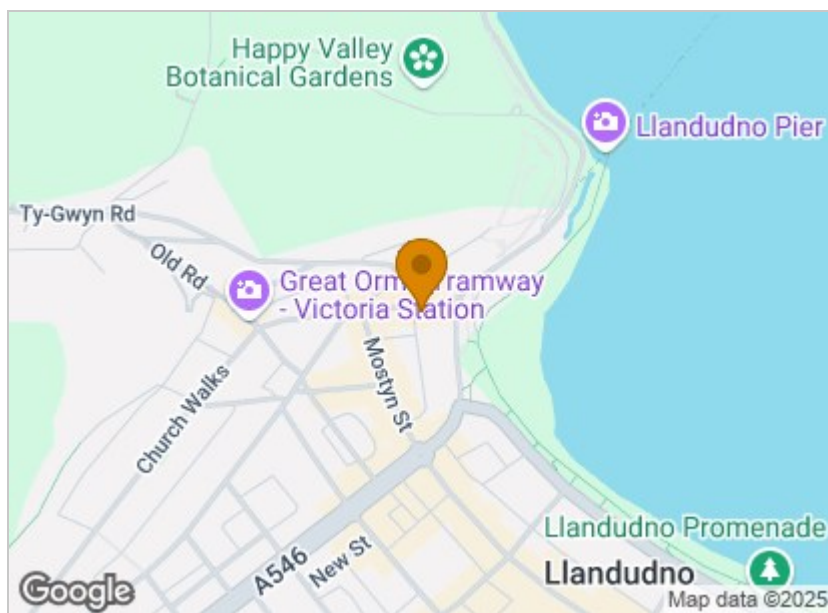
BIN STORAGE

TENURE

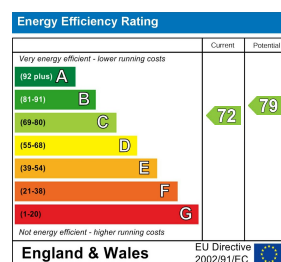
The property is held on a LEASEHOLD tenure over a 999 year term from 24/06/2003 and Ground Rent of £100.00 per annum.

We understand the maintenance for the property is split between the three flats.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North up Mostyn Street, at the roundabout with the millennium clock take the 3rd exit towards the prom, at the next roundabout turn left into Church Walks, and the property is on the left hand side within 40 yards
A516 05/09/24 REV 19/12/24

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.

