

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
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36 Trinity Crescent, West Shore, Llandudno, Conwy,
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No Onward Chain £215,000

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www.bdahomesales.co.uk

THIS IS A PURPOSE BUILT GROUND FLOOR TWO BEDROOM APARTMENT situated on the level close to West Shore Promenade and local shops and approximately one mile to Llandudno Town Centre.

The accommodation briefly comprises:- porch with inner door to hallway; lounge/dining room with patio door to front garden; kitchen/breakfast room; bedroom one with tiled three piece en-suite shower room; bedroom two and three piece bathroom. The property features gas fired central heating from a combination gas fired boiler and upvc double glazing. Outside – front garden; drive leads to a single car garage in a block to the rear.

The property is held on Leasehold Tenure over a 999 year term from 1979 with a reviewable Ground Rent which is presently £125.00 per annum.

PETS ALLOWED

SUB-LETTING ALLOWED

NO HOLIDAY LETTING

The accommodation comprises:

Upvc double glazed FRONT DOOR to:

PORCH

Inner door to:

HALLWAY

Double radiator, telephone point, understairs cupboard, separate airing cupboard.

LOUNGE/DINING ROOM 20'6" x 11'9" (6.27m x 3.60m)



Electric fire, double radiator, upvc double glazed window and sliding patio door to the front garden.

LOUNGE/DINING ROOM



KITCHEN/BREAKFAST ROOM 15'6" x 9'8" (4.73m x 2.97m)



Range of medium oak effect fronted base, wall and drawer units with round edge worktops incorporating stainless steel 1½ bowl sink with mixer taps, slimline dishwasher, automatic washing machine, dryer, wall tiling, brand new (July 2024) 'Vaillant Ecofit', radio controlled gas fired central heating and hot water boiler with a 10 year warranty, double radiator, upvc double glazed windows.



BEDROOM 1 12'0" x 11'9" (3.67m x 3.60m)



Including range of fitted wardrobes, drawers and bedside tables, double radiator, upvc double glazed window.



TILED EN-SUITE 3 PIECE SHOWER ROOM



In white comprising shower stall, wash hand basin and w.c.

BEDROOM 2 11'10" x 9'8" (3.62m x 2.95m)



Plus built-in wardrobes with sliding doors, radiator, upvc double glazed window.

TILED BATHROOM



Three piece suite in white comprising panel bath with electric shower over, pedestal wash hand basin and close coupled w.c., extractor fan, double radiator.

OUTSIDE

FRONT GARDEN

With paving and shrubs.

SINGLE CAR GARAGE

In block at rear.

TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 1979 with a reviewable Ground Rent which is presently £125.00 per annum.

COUNCIL TAX BAND

COUNCIL TAX BAND Is 'E' obtained from www.conwy.gov.uk

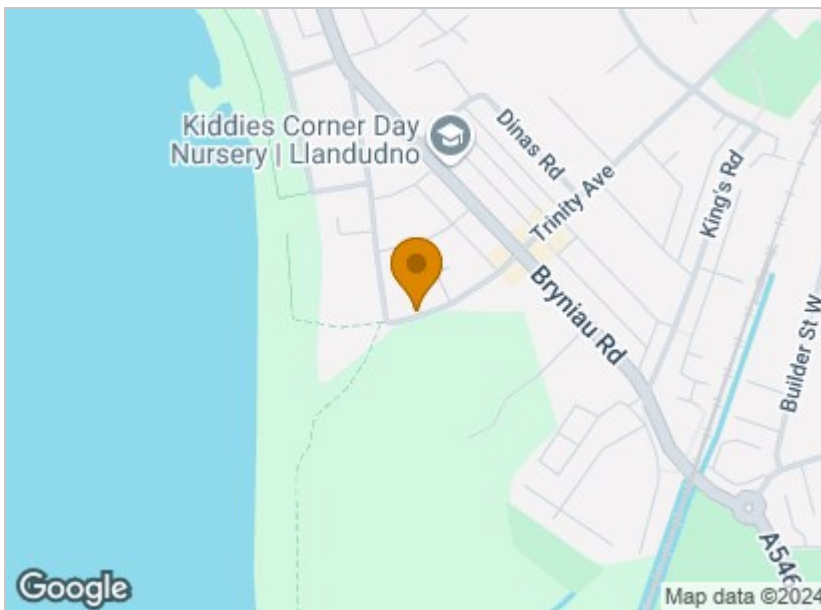
Ground Floor

Approx. 87.5 sq. metres (942.4 sq. feet)

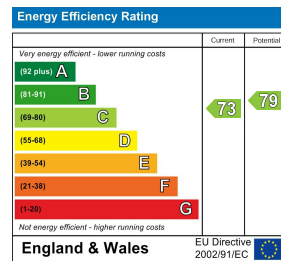


Total area: approx. 87.5 sq. metres (942.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed North up Mostyn Street turn first left onto Trinity Square, continue through the traffic lights onto Trinity Avenue and follow the road down to its end. At the bollards proceed across the crossroad onto Trinity Crescent and the property can be viewed on your right. A531 02/09/24

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.

