

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## 3 Manor Park, Gloddaeth Avenue, Llandudno, LL30 2SE



No Onward Chain £79,950



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS A CLEANLY PRESENTED AND SELF CONTAINED GROUND FLOOR ONE BEDROOM RETIREMENT FLAT, in a very popular RETIREMENT DEVELOPMENT (minimum 60 years of age for occupation) with all facilities for enjoyable living, such as Resident's Lounge and Laundry amenities. Maintenance includes tending the landscaped garden and car parking. House Manager for emergencies.

THIS IS ON THE GROUND FLOOR FACING EAST AND IS CONVENIENT FOR THE MAIN ENTRANCE AND LAUNDRY FACILITIES. THE KITCHEN AND SHOWER ROOM HAVE BEEN RE-FITTED, AS WELL AS ELECTRIC HEATERS HAVING BEEN REPLACED.

SUB-LETTING ALLOWED, NO HOLIDAY LETS

NO PETS ALLOWED

The accommodation comprises:

#### RECEPTION VESTIBULE

With intercom to all flats and House manager.

#### RECEPTION HALL

And two automatic lifts to all floors, carpets - hall, stairs and landings together with heating and lighting.

#### RESIDENTS LOUNGE



Furnished with small kitchenette en-suite for use by residents.

#### LAUNDRY FOR RESIDENTS

Equipped with washers and dryers (funded through the service charge).

#### GROUND FLOOR

#### PERSONAL DOOR INTO APARTMENT NO. 3

#### HALL

Coving, cloaks/storage cupboard with shelving, light wood flooring, electric meter and electric water heater.

#### LOUNGE 14'0" x 9'11" (4.27m x 3.04m)



Three wall light points, coving, telephone point, wall mounted security intercom entry phone and emergency call system, T.V. point, electric fire, 'Elnur Gabarron' electric heater, window with deep display sill and views across to the Great Orme.

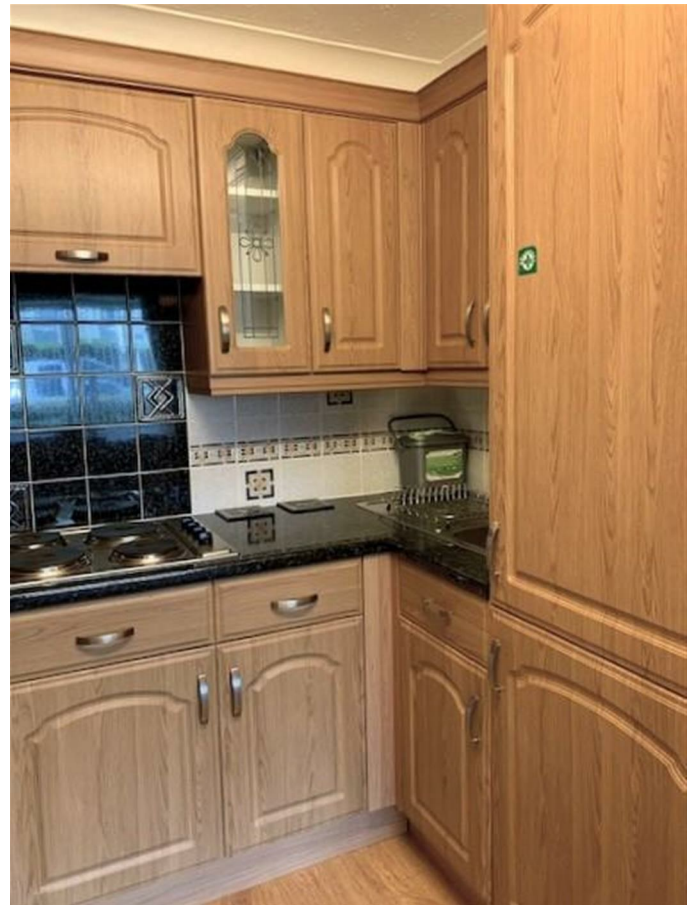




RE-FITTED KITCHEN 7'1" x 5'3" (2.18m x 1.62m)



Range of oak effect base, wall, door and glass fronted display units with round edge worktops incorporating single drainer sink unit and mixer tap, 'Belling' four ring electric hob with cooker hood over and tiled splashback, space for oven and microwave, integrated 'Indesit' fridge/freezer, coving, wall tiling, laminate floor.



BEDROOM 10'3" x 9'3" (3.13m x 2.82m)



including two fitted single wardrobes and drawers, bedside unit, built in wardrobe with bi-fold mirror fronted doors, hanging rails and shelving, three wall light point, telephone point, 'Elnur Gabarron' electric heater, upvc double glazed window with views to the Great Orme.



RE-FITTED 3 PIECE SHOWER ROOM



Suite in white comprising double shower stall with electric 'Triton' shower, pedestal wash hand basin with display shelf over, mirror, light, close couple w.c., ladder style towel rail, floor tiling.

#### OUTSIDE

#### COMMUNAL GARDENS

#### MAINTENANCE CHARGE

We understand that the maintenance is £1,270.40 per half year - 1st September, 2024 - 28th February, 2025 inclusive of the half year ground rent of £191.38, which includes the building insurance, general maintenance of the building, use of residents' lounge, tending of the gardens. resident House Manager, communal water rates and window cleaning.

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

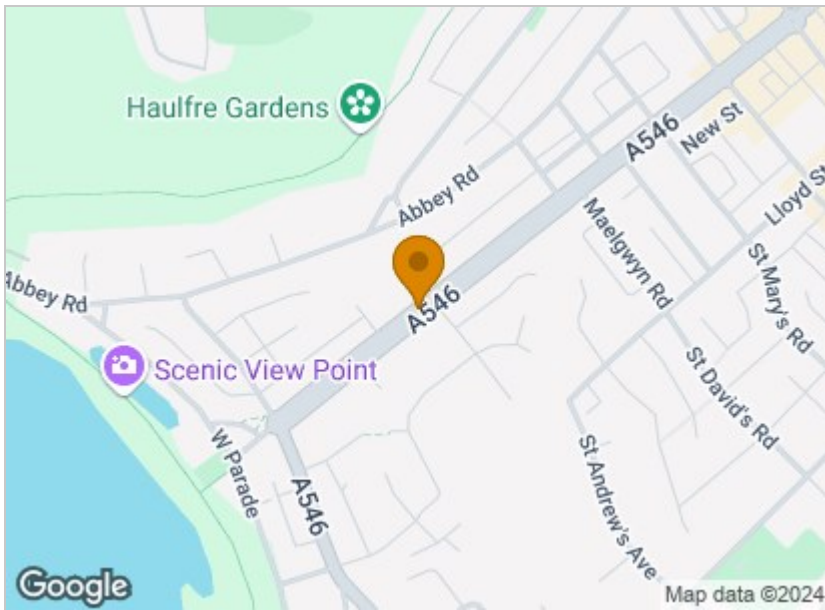
#### TENURE

The property is held on LEASEHOLD over a 120 year term from 1986 with an annual Ground Rent of £382.76.

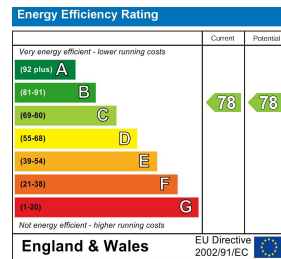
#### COUNCIL TAX BAND

Council Tax Band is 'B' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed north along Mostyn Street to the Millenium Clock roundabout, turn left onto Gloddaeth Street, continue along this road which continues onto Gloddaeth Avenue. Manor Park can be viewed on your left hand side approximately 2/3rds of a mile along. A574 03/10/24 Rev 23/10/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

