

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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Flat 4, 7 Llewelyn Avenue, Llandudno, Conwy, LL30 2ER



£115,000

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www.bdahomesales.co.uk

THIS SPACIOUS TWO BEDROOM SECOND FLOOR FLAT is situated off Upper Mostyn Street and within easy walking distance of local shops, promenade and pier having views from the front elevation on to the Great Orme. The accommodation briefly comprises:- front door to porch; inner door to large hall with stairs leading to the second floor; self contained door to Flat 4; hall; lounge; kitchen; 2 bedrooms and a 3-piece bathroom with an overbath shower. The property features electric heating and one upvc double glazed window. Long Leasehold term.

NO PETS ALLOWED WITHOUT LANDLORDS CONSENT
NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises:-

FRONT DOOR To:-

PORCH

INNER DOOR TO:-

SPACIOUS HALL

STAIRS TO THE SECOND FLOOR

SELF CONTAINED DOOR TO FLAT 4

HALL

Cylinder cupboard and immersion heater, separate cupboard with electric meter and shelves, Economy 7 heater, security entry phone.

LOUNGE 15'3" x 13'6" (4.67m x 4.14m)



Decorative timber fire surround with marble back and hearth, Economy 7 heater, views on to the Great Orme.



VIEW FROM THE LOUNGE



KITCHEN 9'8" x 6'7" (2.95m x 2.03m)



Stainless steel sink, base and wall cupboards, one drawer cupboard, small breakfast bar, round edge worktops, wall tiling, square open hatch to the lounge area.

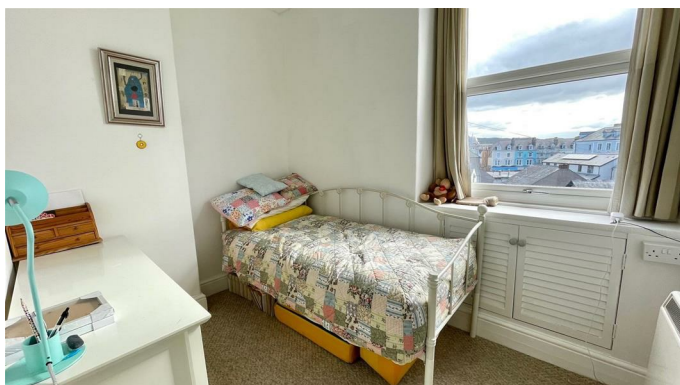
BEDROOM 1 15'3" x 9'5" (4.66m x 2.89m)



Economy 7 heater. View on to the Great Orme.

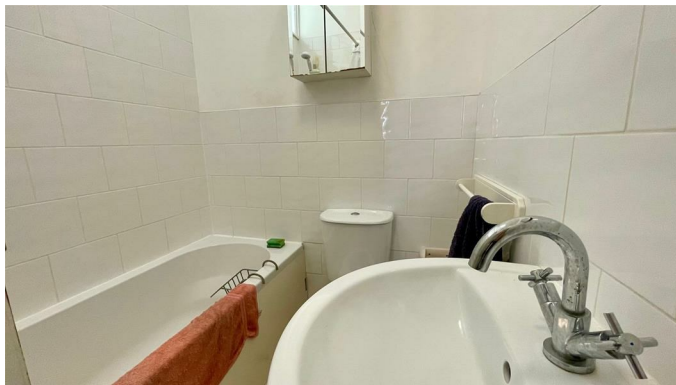


BEDROOM 2 9'7" x 6'8" (2.94m x 2.05m)



Accessed from the kitchen, Economy 7 heater, upvc double glazed window.

3-PIECE BATHROOM



In White with electric over bath shower, Dimplex heater.

TENURE - SUB LEASE

Dated 20th April, 1990 from the original 2000 year lease from 25th December, 1891 with a Peppercorn Ground Rent. Maintenance is a fifth share.

COUNCIL TAX BAND

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

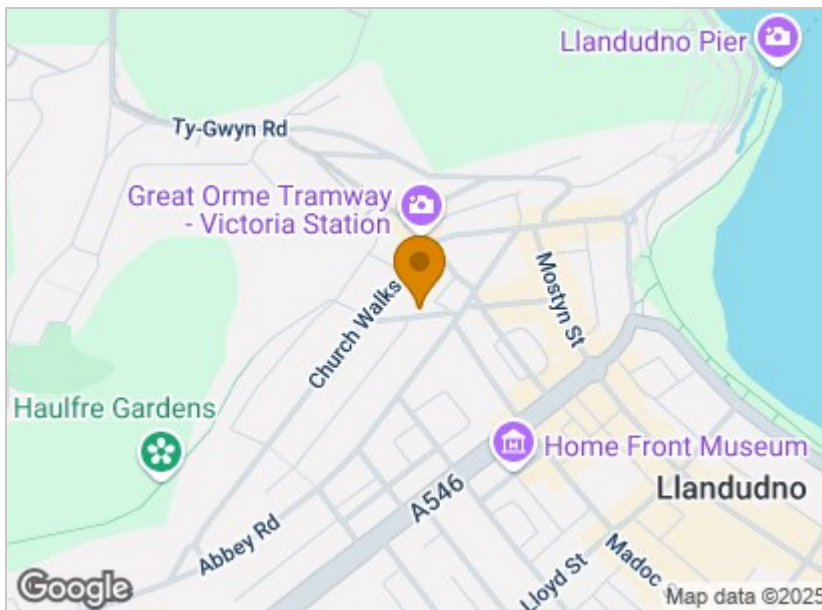
Second Floor

Approx. 56.2 sq. metres (604.8 sq. feet)

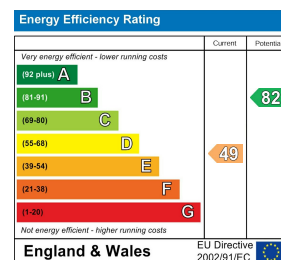


Total area: approx. 56.2 sq. metres (604.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street, at the roundabout with the Millennium take the second exit onto Upper Mostyn street, first left onto Llewelyn Avenue and the property is on your left hand side within 40 yards. Ref: A620 20/01/25 REV 24/04/25

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.

