

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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2 Riverside Court, Deganwy, Conwy, LL31 9BS



£159,950



www.bdahomesales.co.uk

THIS IS A SPACIOUS GROUND FLOOR ONE BEDROOM APARTMENT WITH VIEWS TOWARDS THE SEA AND CONWY MOUNTAINS FROM THE LOUNGE, SITUATED IN LANDSCAPED GARDENS CLOSE TO DEGANWY VILLAGE SHOPS AND THE BEACH AND WITHIN 2 MILES OF LLANDUDNO TOWN CENTRE. The accommodation briefly comprises;- shared hall; self contained door to flat 2; hall, lounge with bay window and door to the communal garden; kitchen; double sized bedroom with built in wardrobes and 3 piece bathroom. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside beautiful landscaped gardens to the front and side and shared parking areas on a first come first served basis. The property is held on a Leasehold tenure over a 2000 year term from 1967, the service charge is approximately £1500 per annum plus buildings insurance, ground rent is £5.00 per annum.

PETS ALLOWED
SUB LETTING ALLOWED
NO HOLIDAY LETS

The accommodation comprises:-

FRONT DOOR TO:

SHARED HALL

SELF CONTAINED DOOR TO NO. 2

HALL

Laminate flooring, radiator.

LOUNGE 14'10" x 14'0" (4.53m x 4.27m)



Plus upvc double glazed bay window, laminate flooring, coved ceiling, radiator, upvc double glazed door to the communal gardens, sea view.



VIEW TO THE COMMUNAL GARDEN

KITCHEN 10'10" x 10'7" (3.32m x 3.24m)



Range of base, wall and drawer units with round edge worktops, single drainer sink unit with biflow taps, plumbing for washing machine and slimline dishwasher, 'Vaillant' gas fired combination central heating/ hot water boiler, upvc double glazed windows, radiator, laminate flooring.



BEDROOM 13'10" x 10'7" (4.22m x 3.25m)

Including built in wardrobe, drawers and top cupboards, upvc double glazed windows, radiator, laminate flooring.

BATHROOM



Panel bath with over bath shower, vanity wash hand basin close coupled w.c., wall and floor tiling, built in linen cupboard.

OUTSIDE

Communal landscaped gardens.

COUNCIL TAX

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

TENURE

The property is held on a Leasehold tenure over a 2000 year term from 1967, the service charge is approximately £1500 per annum plus buildings insurance, ground rent is £5.00 per annum.

Ground Floor

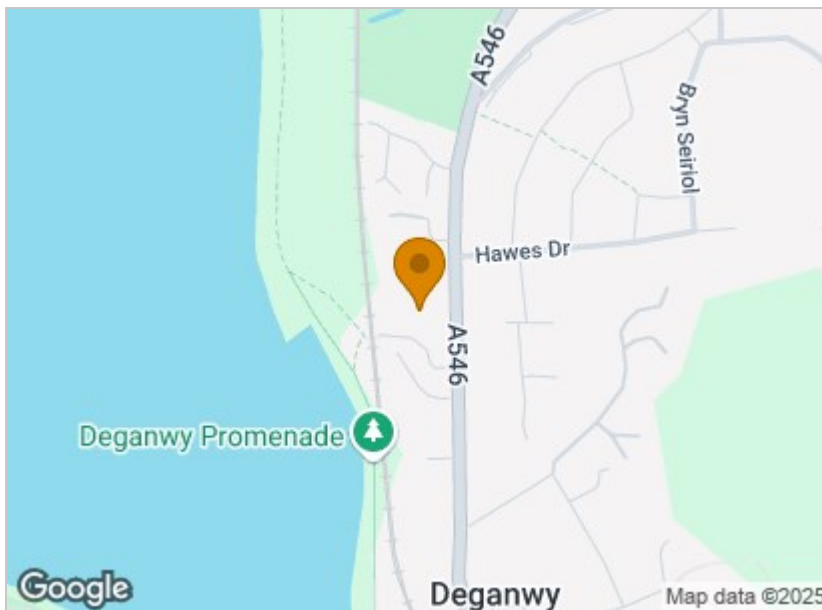
Approx. 57.7 sq. metres (621.4 sq. feet)

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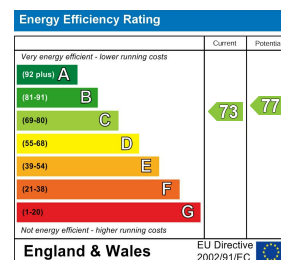


Total area: approx. 57.7 sq. metres (621.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From The Moorings, previously the Deganwy Castle Hotel, proceed towards Llandudno, after 600 yards the property can be viewed on the left hand side. REF A666 03/04/25

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.

