

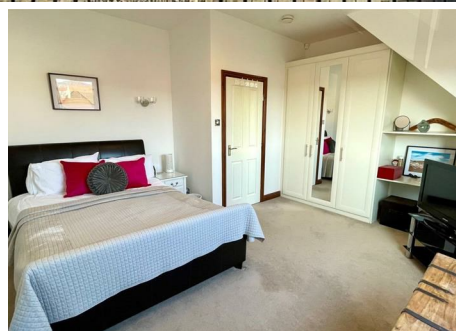
**Bryan Davies
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**AUCTIONEERS
●
ESTATE AGENTS**

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Flat 9, 53 -55 Lloyd Street, Llandudno, Conwy, LL30 2YP



£145,000



www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED AND PROFESSIONALLY CONVERTED CIRCA 2003 TWO BEDROOM TOP FLOOR FLAT IS SITUATED IN A CONVENIENT POSITION ON THE LEVEL WITHIN 150 YARDS OF THE OVAL AND 700 YARDS OF LLANDUDNO TOWN CENTRE AND PROMENADE. The accommodation briefly comprises:- shared hall; stairs to second floor; flat 9; hall; lounge/dining room; fitted kitchen; two large double bedrooms and a four piece bathroom including separate shower stall. Property features double glazed windows and electric heating. Outside - communal gardens and a good sized allocated car parking space to the rear. Property is held on a Leasehold tenure on a 999 year term on an under lease from the head lease dated 1914. Service charge is £125 per month which includes the ground rent of £50 per annum.

NO SUB LETTING

The accommodation comprises:-

COMMUNAL DOOR

COMMUNAL HALLWAY

Original floor tiling and mahogany bannisters.

APARTMENT FRONT DOOR TO;

HALLWAY



Electric wall mounted heater, loft hatch access, intercom telephone.

LOUNGE/ DINER 15'4" x 14'9" (4.68m x 4.51m)



Original beams, wall mounted electric heater, modern fireplace with inset electric heater, views towards The Great Orme.



VIEW FROM LOUNGE



KITCHEN 11'6" x 7'7" (3.52m x 2.32m)



Range of wall, base and drawer units and complementary work tops, integral electric cooker and hob with extractor fan above. Single stainless steel sink and mixer tap, space for a washing machine, space for under counter fridge and freezer, wall mounted electric heater, views towards The Great Orme.



BEDROOM 1 14'7" x 13'9" max (4.46m x 4.21m max)



Built in wardrobe and shelving, distant views of Conwy Mountains, wall mounted electric heater, 2 wall light points.



BEDROOM 2 10'1" x 11'8" max (some restricted head height) (3.09m x 3.56m max (some restricted head height))



'Velux' window with views of The Great Orme, wall mounted electric heater, 2 wall lights points.



BATHROOM



Large modern whirlpool bath with shower tap attachment, w.c., pedestal wash hand basin, large shower cubicle with electric shower, pvc clad walls, 'Velux' window, inset downlighters.



OUTSIDE

Allocated parking space.

COMMUNAL FRONT GARDEN

Paved patio seating area with dwarf wall ornamental railings.

TENURE

The property is held on a LEASEHOLD tenure.

SERVICE CHARGE

The annual service charge is £125 per month including a £50 per annum ground rent.

COUNCIL TAX

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

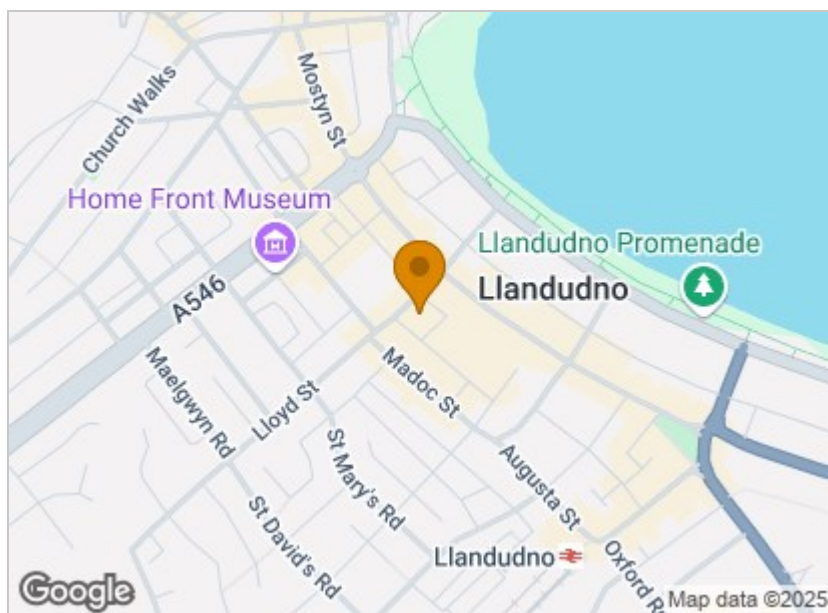
Second Floor

Approx. 79.2 sq. metres (852.4 sq. feet)

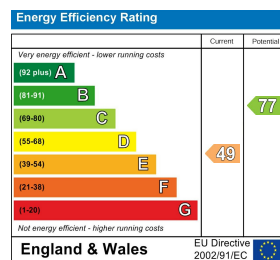


Total area: approx. 79.2 sq. metres (852.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed North along Mostyn Street and turn left at the corner of the HSBC and Nat West Bank onto Lloyd Street, follow the road down for approximately 700 yards and the property can be viewed on the left hand side. Ref A672 03/04/25 Rev 09/04/25

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.