

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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No Onward Chain £237,500



www.bdahomesales.co.uk

THIS IS AN EXTREMELY SPACIOUS FIFTH FLOOR PURPOSE BUILT APARTMENT WHICH HAS SPECTACULAR VIEWS FROM THE LOUNGE, BOTH BEDROOMS AND DINING ROOM TOWARDS CONWY MOUNTAINS AND WEST SHORE, SOUTH WESTERLY FACING AND WITHIN EASY WALKING DISTANCE OF LLANDUDNO TOWN CENTRE, THE PROMENADE AND PIER. The accommodation briefly comprises;- front door to reception; staircase and lift to fourth floor; self contained door to Apartment 16; reception hall; open plan lounge/dining room; kitchen; 2 double size bedrooms; separate dining room/ third bedroom; 3 piece shower room and 2 piece cloakroom. The property features upvc double glazed windows, electric heaters. Outside there is a communal garden area with secure parking space and automatic roller door below the building.

THE PROPERTY HAS BEEN UPGRADED SINCE 2020 AND IS APPROXIMATELY 1100 SQ FT IN SIZE

MODERN ELECTRIC WALL PANEL HEATERS WHICH CAN BE CONTROLLED BY AN APP

INTERNAL INSPECTION STRONGLY RECOMMENDED TO APPRECIATE THE STUNNING VIEWS

The accommodation comprises:-

COMMUNAL ENTRANCE DOOR

Into:-

COMMUNAL ENTRANCE HALL

STAIRCASE AND LIFT TO ALL FLOORS

APARTMENT 16 IS ON THE FIFTH FLOOR

ENTRANCE HALL

Wall mounted security intercom entry phone, airing cupboard with hot water tank and slatted shelving, telephone point, wall mounted electric panel heater, wood effect flooring.

LOUNGE/ DINING ROOM 20'11" x 19'7" max (6.4m x 5.98m max)



Adams style fire surround with marble effect back and

hearth, coving, tv point, wall light point, electric heater, upvc double glazed windows with panoramic views.



VIEW FROM LOUNGE



KITCHEN 11'3" x 9'3" (3.45m x 2.84m)



Re-fitted range of white fronted base, wall and drawer units with speckled round edged worktops incorporating 1½ bowl sink unit and mixer taps, integrated 'Lamana' dishwasher, washing machine, built in cooker and hob, separate fridge and freezer, plastic wall cladding, splashbacks, wood effect flooring, upvc double glazed windows.

DINING ROOM/ BEDROOM 3 12'1" x 11'2" (3.70m x 3.41m)

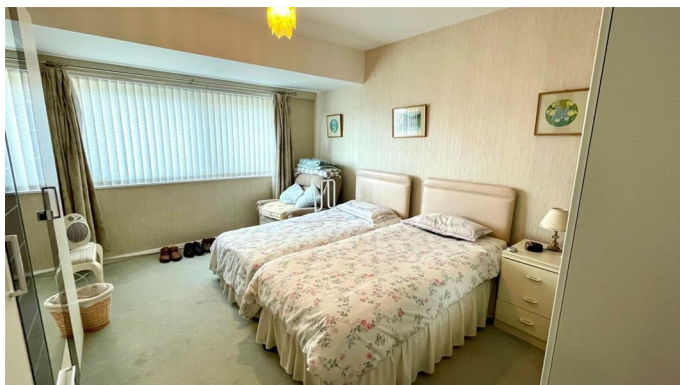


Upvc double glazed window with views, wall mounted electric panel heater.

VIEW FROM DINING ROOM/ BEDROOM 3

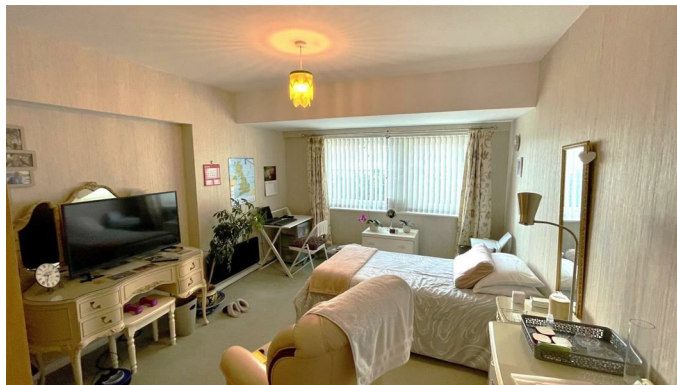


BEDROOM 1 14'7" x 11'7" (4.45m x 3.55m)



Upvc double glazed window with panoramic views.

BEDROOM 2 14'7" x 11'6" (4.45m x 3.53m)



Upvc double glazed window with panoramic views, wall mounted electric heater.

MODERN 3-PIECE SHOWER ROOM



In white, vanity wash hand basin, close coupled wc, shaver point, electric towel rail, wood effect flooring, plastic wall cladding.

MODERN SEPARATE 2-PIECE CLOAKROOM



In white, vanity wash hand basin and tiled splash back, close coupled wc, wood effect flooring.

OUTSIDE

COMMUNAL SEATING AREAS



PARKING

There is secure parking with one allocated space below the building with automatic roller door.

COUNCIL TAX

is 'E' obtained from www.conwy.gov.uk

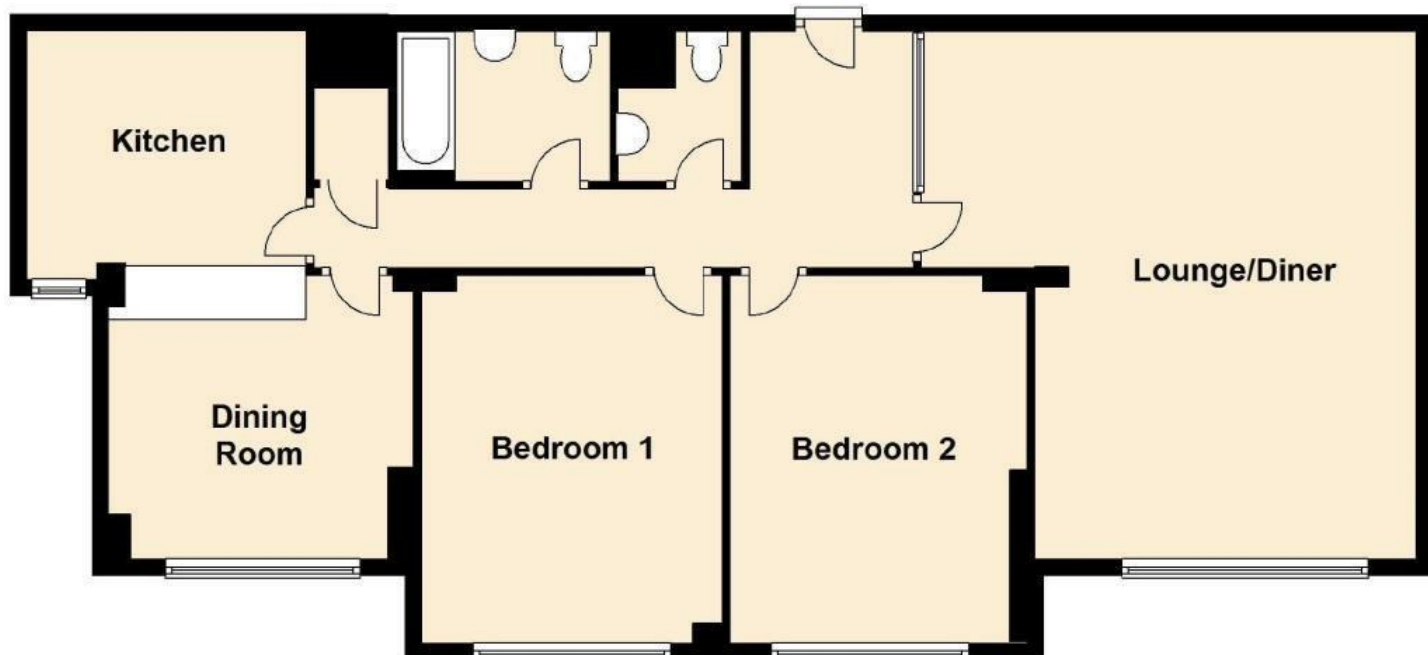
TENURE

The apartment is held on a Leasehold tenure over a 2000 year term from 2019 with an annual ground rent of £20.

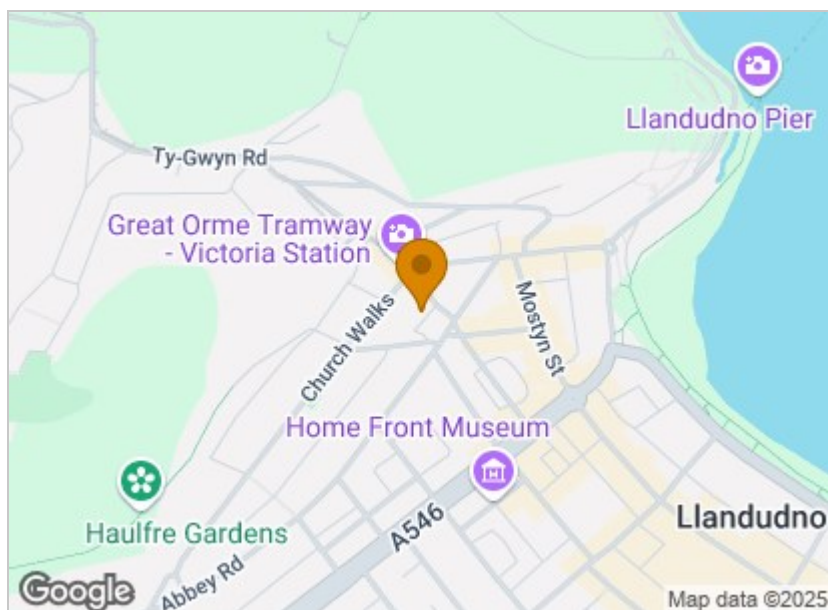
SERVICE CHARGES

Each flat is a shareholder. Maintenance charges are shared equally between the 28 owners.

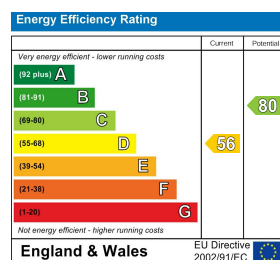
We are advised that the maintenance charges for 2024/ 2025 are approximately £2040.



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street over the Millennium roundabout and onto Upper Mostyn Street, turn left onto Llewelyn Avenue, at the top of this road Garth Court can be viewed on the right hand side with access to the parking area. Ref A490 10/04/25 REV 22/04/25

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

