

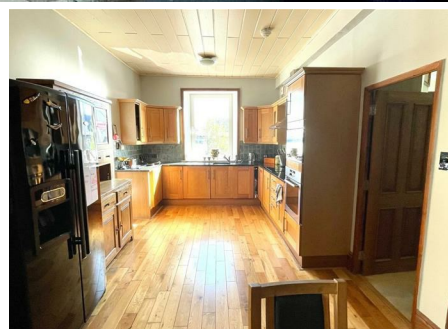
**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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£215,000



www.bdahomesales.co.uk

STYLISH, SELF-CONTAINED APARTMENT IN THE HEART OF LLANDUDNO – A HIDDEN GEM WITH CHARACTER AND COMFORT.

Step into something truly special with this unique and beautifully appointed 2-BEDROOM UPPER GROUND FLOOR APARTMENT, perfectly located just 100 yards from Mostyn Street and the stunning Llandudno promenade. With its own private entrance and bags of character, this charming home offers the best of seaside town living – all right on your doorstep. Inside, you'll find:

- A private front door leading to a welcoming porch and entrance hall
- A sleek 3-piece shower room featuring a multi-function steam shower – your own personal spa experience
- Elegant double doors opening into a spacious open-plan kitchen/diner with original Victorian features, boasting oak-fronted units, granite worktops, and built-in appliances – ideal for entertaining
- A light-filled lounge with bay window with original Victorian features, perfect for relaxing after a day by the sea
- A generous principal bedroom with a luxurious ensuite, complete with jacuzzi bath, over-bath shower and electric underfloor heating
- A second double bedroom with original Victorian features – ideal for guests, home office, or hobbies

Further highlights include gas central heating via a combi boiler, charming wooden bay sash double glazing at the front, and uPVC double glazing to the side and rear. And for added convenience, there's a private allocated parking space – a rare find this close to the centre!

Leasehold tenure with a 999-year term from 1990 (under lease from 1949), with an annual service charge of £2077.52 and a share of the £10.00 ground rent.

INTERNAL INSPECTION HIGHLY RECOMMENDED

The Accommodation Comprises:-

SELF-CONTAINED FRONT DOOR to:-

PORCH

Tiled floor, built in cloaks area, inner door to:

HALL

Oak flooring, radiator, upvc double glazed windows, door to:

TILED 3 PIECE SHOWER ROOM

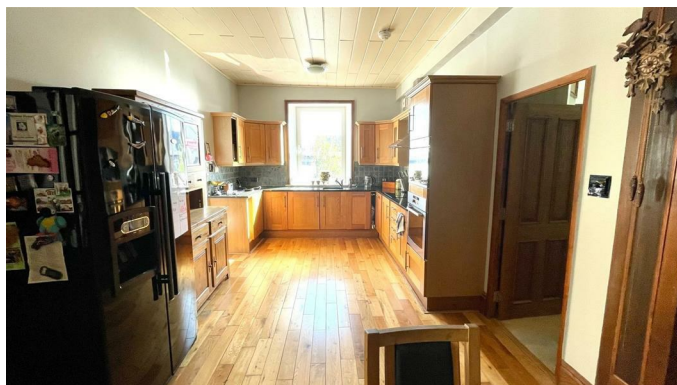
Comprising multi function shower and steam shower, wash hand basin and close coupled w.c., tiled floor, upvc double glazed window, ladder style towel rail, 'Worcester' gas fired combination central heating / hot water boiler.

Double opening doors from the hall leads to:

OPEN PLAN DINING/ KITCHEN 22'1" x 10'10" (6.74m x 3.31m)



Oak fronted base, wall and drawer units with granite worktops and sink, built in oven and microwave, induction hob with cooker hood over, wall tiling, oak flooring, radiator, upvc double glazed window and side access door.



LOUNGE 17'11" x 13'2" (5.48m x 4.03m)



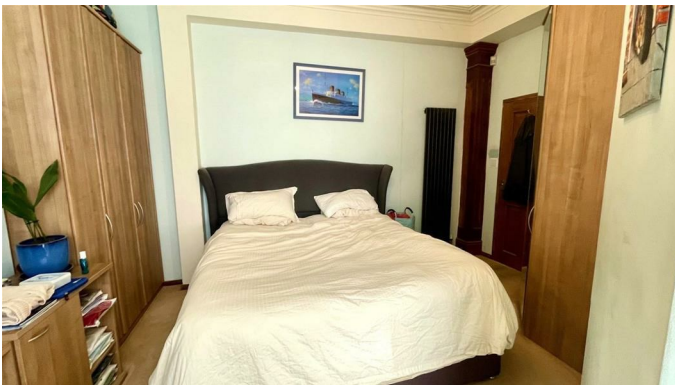
into double glazed sash bay window, marble fireplace, double radiator.



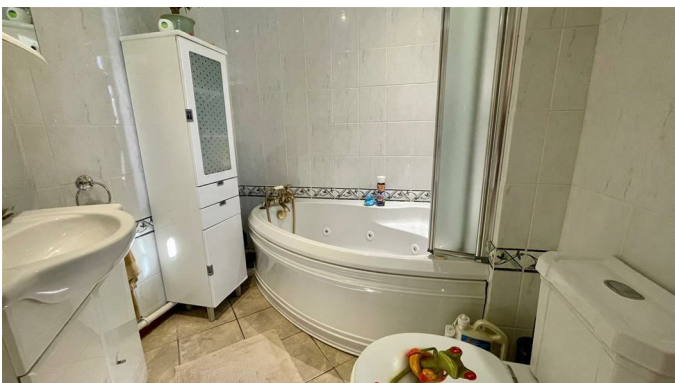
BEDROOM 1 14'9" x 13'0" including en-suite (4.50m x 3.98m including en-suite)



Built in wardrobe and dressing table, radiator, upvc double glazed window.



TILED EN-SUITE 3 PIECE BATHROOM



Electric underfloor heating, Jacuzzi bath with 'MIRA'

shower over, vanity wash hand basin and close coupled w.c.

BEDROOM 2 18'0" x 11'10" (5.50m x 3.61m)



into double glazed bay window and including built in wardrobe, top cupboards and shelving, double radiator.



OUTSIDE

Self contained rear door from the kitchen leads to a secure small outside area with steps down to the communal yard/ parking area. Allocated parking space to the rear.

COUNCIL TAX

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

TENURE

The property is held on a 'LEASEHOLD' tenure over a 999 year term from 1990 from an under lease in 1949 with the charge this year being £2077.52 and a share of the annual ground rent of £10.00 per annum.

MAINTENANCE

From 24th December 2024 - 24th December 2025 is £2077.52 per annum.

Ground Floor

Approx. 108.0 sq. metres (1163.0 sq. feet)

**Bryan Davies
& Associates**

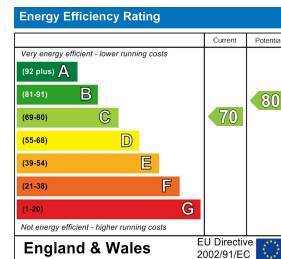


Total area: approx. 108.0 sq. metres (1163.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed across the road towards the promenade and the property is on the right hand side. Ref A664 21/03/25 REV 02/05/25

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.

