

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

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Flat 3, 14 Caroline Road, Llandudno, Conwy, LL30 2TY



£120,000



www.bdahomesales.co.uk

THIS IS A LOVELY UPDATED TWO BEDROOM TOP FLOOR APARTMENT SITUATED IN A VERY CONVENIENT POSITION CLOSE TO ALL OF LLANDUDNO'S AMENITIES, RAILWAY STATION AND PROMENADE.

The accommodation briefly comprises:- front door to shared hall with stairs to first floor; self contained door leading to the top floor; hall; storage cupboard; lounge; kitchen with range of modern units; two bedroom and three piece bathroom with overbath shower. The property features gas fired central heating and double glazing as specified. Outside - there is a parking space for one car. The property is held on Leasehold Tenure over a 999 year term from February, 1991 with a Ground Rent of £15.00 per annum.

PETS ALLOWED

SUB-LETTING ALLOWED

NO HOLIDAY LETTING

The accommodation comprises:

Front door to:

SHARED HALL

Staircase to:

FIRST FLOOR LANDING

Self contained door leading to stairs to:

TOP FLOOR APARTMENT 3

HALLWAY

Security entry phone, cloaks/utility cupboard, plumbing for a washing machine, Skylight window.

Separate small storage cupboard.

LOUNGE 14'1" x 14'1" (4.30m x 4.30m)



Decorative fireplace, double radiator.

KITCHEN 8'0" x 7'5" (2.45m x 2.27m)



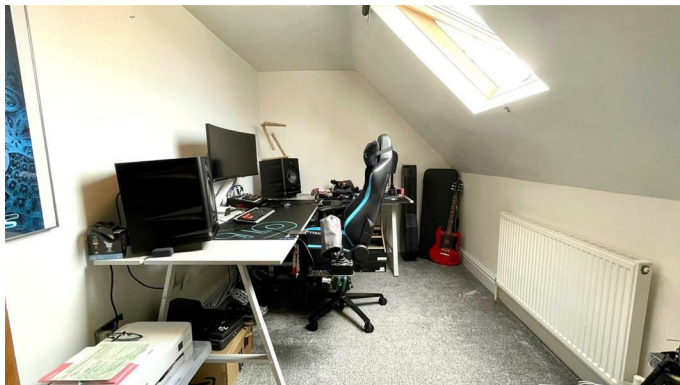
Range of modern base, wall and drawer units incorporating stainless steel single, with biflo taps, built in oven, four ring induction hob, larder fridge/freezer, wall tiling, 'Worcester' gas fired combination central heating hot water boiler.

BEDROOM 1 12'7" x 9'6" (3.85m x 2.90m)



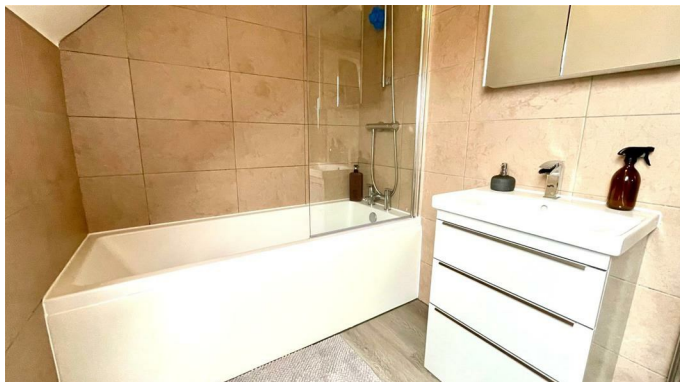
Radiator, double glazed window.

BEDROOM 2 12'7" x 7'10" (3.85m x 2.39m)



Sloping ceiling, radiator, 'Velux' double glazed skylight window.

BATHROOM



Modern white suite with panel bath and mains shower over, vanity wash hand basin and w.c., wall tiling, heater, ladder style towel warmer, Velux double glazed skylight window.

OUTSIDE

ALLOCATED PARKING SPACE

To the rear.

TENURE

The property is held on a LEASEHOLD tenure.

COUNCIL TAX BAND

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

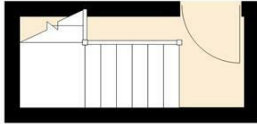
Second Floor

Approx. 63.1 sq. metres (679.1 sq. feet)

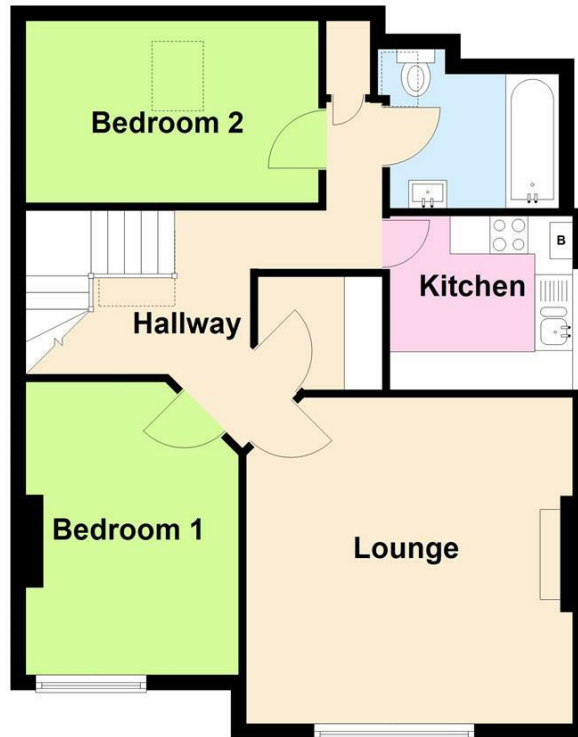


First Floor

Approx. 3.5 sq. metres (38.2 sq. feet)

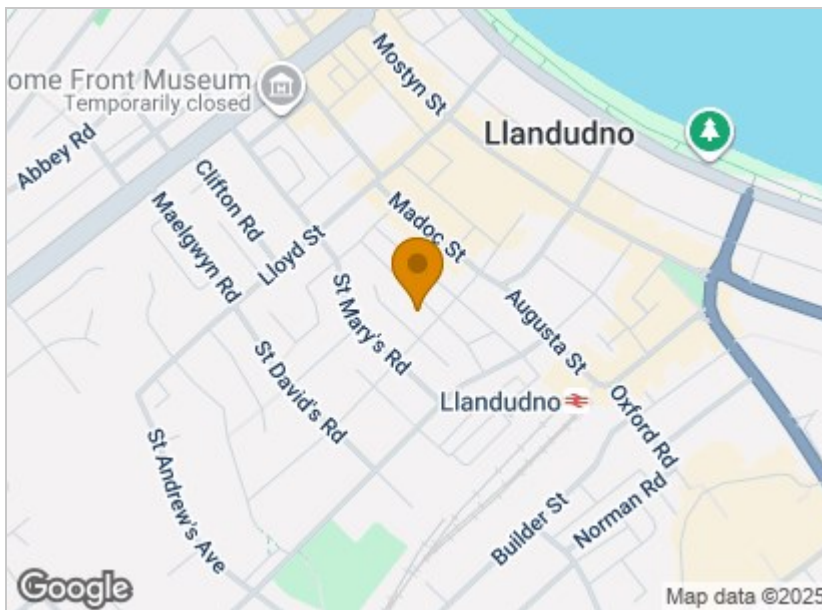


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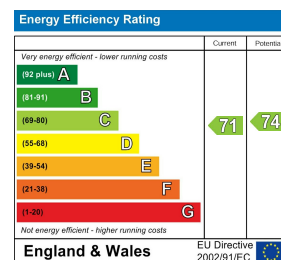


Total area: approx. 66.6 sq. metres (717.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street turning first left into Trinity Square, continue through the traffic lights take the second turning on the right onto Caroline Road, the property can be viewed on the left hand side within 150 yards.
REF: A762 12/08/25 REV 21/08/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

