

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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66 Manor Park Gloddaeth Avenue, Llandudno, LL30 2UN



No Onward Chain £79,950



www.bdahomesales.co.uk

THIS IS A LOVELY UPDATED SELF CONTAINED TOP FLOOR ONE BEDROOM RETIREMENT FLAT FACING THE FRONT LOOKING TOWARDS THE GREAT ORME, in a very popular RETIREMENT DEVELOPMENT (minimum 60 years of age for occupation) with all facilities for enjoyable living, such as Resident's lounge and laundry amenities. Maintenance includes tending the landscaped garden and car parking. House Manager for emergencies.

SUB-LETTING ALLOWED, NO PETS, NO HOLIDAY LETS

The Accommodation Comprises:-

RECEPTION VESTIBULE

With intercom to all flats and House Manager.

RECEPTION HALL

And two automatic lifts to all floors, carpets in hall, stairs and landings together with heating and lighting.

RESIDENTS LOUNGE



Furnished with small kitchenette en-suite for use by Residents.

LAUNDRY FOR RESIDENTS

Equipped with washers and dryers (funded through the service charge).

SECOND FLOOR

PERSONAL DOOR INTO NO.66

ENTRANCE HALL

Wall light point, coving, cupboard with shelving and light, electric water heater.

LOUNGE 16'11" x 9'11" (5.18m x 3.04m)



T.v and telephone point, 3 wall light points, Economy 7 heater, upvc double glazed bay window with deep display shelf looking to the lower slopes of the Great Orme, 'Adams' style fire surround with marble back and hearth, inset pebble effect electric fire, coving, wall mounted security intercom entry phone, emergency pull cord.



VIEW FROM LOUNGE



Arch through to the:-

KITCHEN 7'2" x 5'4" (2.19m x 1.63m)



Re-fitted with range of White gloss fronted base, wall and drawer units, speckled round edge worktops, inset single drainer sink unit and mixer tap, integrated fridge and freezer, electric 'Lamona' oven and hob, stainless steel cooker hood over, coving, wall tiling, tile effect flooring.

BEDROOM 13'2" x 9'3" (4.02m x 2.83m)



3 wall light points, coving, built-in wardrobe with folding mirror doors, hanging rail and shelving, emergency pull cord, upvc double glazed window, electric storage heater, views.



MODERN TILED 3-PIECE SHOWER ROOM



In White with electric ladder style towel warmer, vanity wash hand basin, mirror with lights, emergency pull cord, corner tiled shower stall with 'Triton' electric shower, coving, tile effect flooring.

OUTSIDE

COMMUNAL GARDENS

MAINTENANCE CHARGE

We are advised by the vendor that the Service Charge payable half yearly is £1,180.00, inclusive of built insurance, general maintenance of the building, use of laundry facilities, cleaning of all common parts, use of the residents lounge, tending of gardens, House manager, water rates (complex on water meter) and window cleaning. Plus Ground Rent of £382.76 per annum.

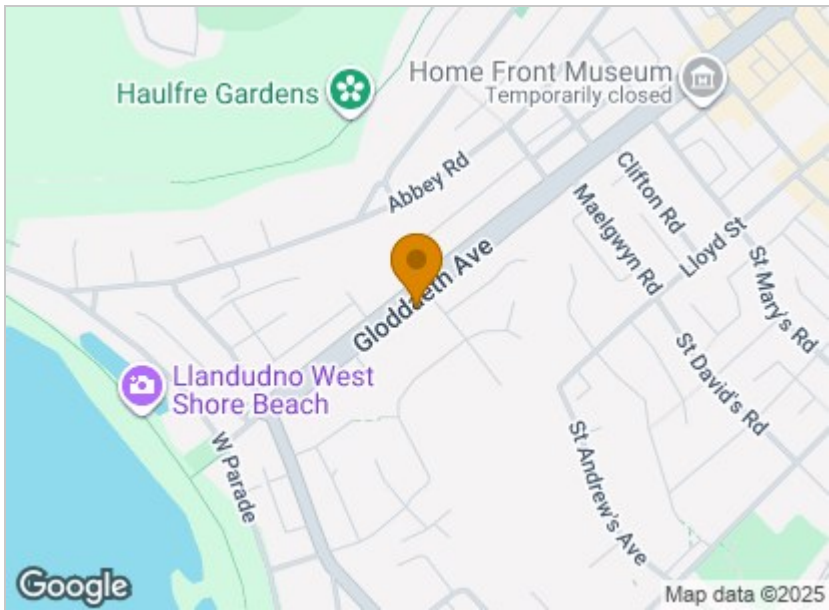
COUNCIL TAX BAND

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

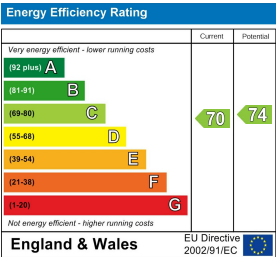
TENURE -

Is held on LEASEHOLD TENURE over a 120 year term from 1986.

Area Map



Energy Efficiency Graph



Directions

From our office proceed North along Mostyn Street to the roundabout, turn left and proceed along Gloddaeth Avenue for ½ a mile and Manor Park can be viewed on the left hand side. REF: A812 25/11/25

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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.