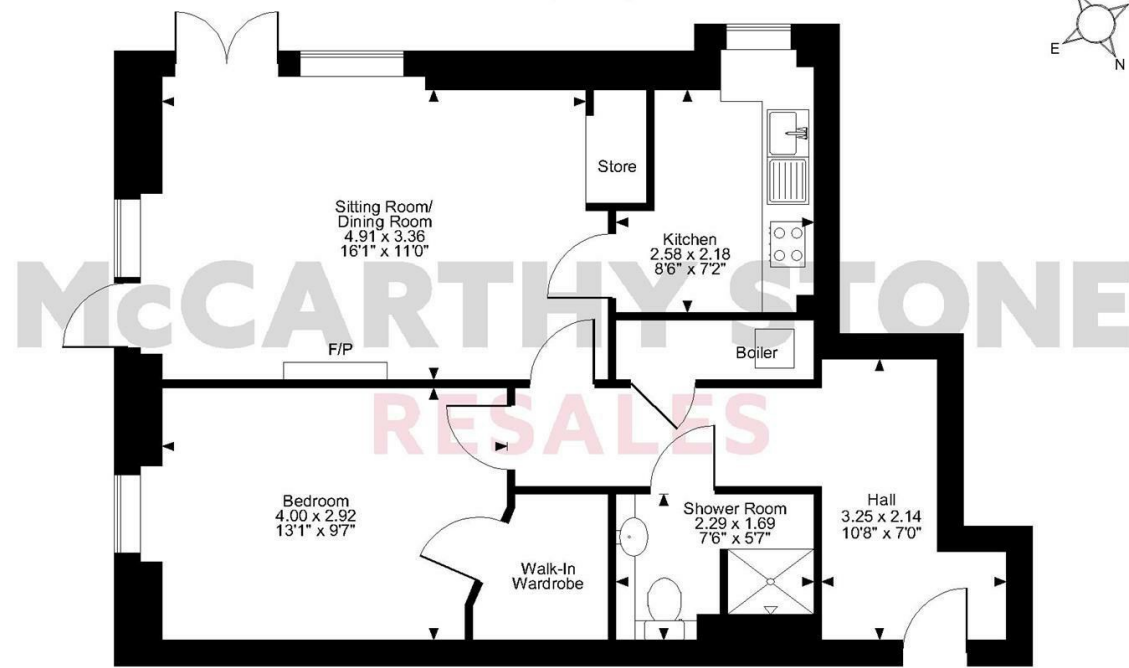
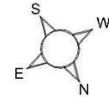


Cwrt Gloddaet, Gloddaeth Street, Llandudno
Approximate Gross Internal Area
595 Sq Ft/55 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		79	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

3 CWRT GLODDAETH
GLODDAETH STREET, LLANDUDNO, LL30 2DP



This charming ONE BEDROOM GROUND FLOOR retirement apartment located in Cwrt Gloddaeth in the picturesque town of Llandudno. This purpose-built property boasts a cosy reception room, with TWO PATIO DOORS LEADING TO THE COMMUNAL GARDENS AND PATIO AREAS

ASKING PRICE £170,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

GLODDAETH STREET, LLANDUDNO

1 BED | £170,000

SUMMARY

Cwrt Gloddaeth is a stunning McCarthy & Stone Retirement Living development of 44 apartments specifically designed for those age 60 and above. It is set on Gloddaeth Street in Llandudno, one of the largest and most loved sea side resorts in Wales. With a contemporary design, the development is perfectly located for town centre shopping and public amenities together with being only a short distance from the sea front at the North and West shore, and the Great Orme, an area designated as a Special Area of Conservation.

Cwrt Gloddaeth has been designed and constructed for modern living. The apartments boast underfloor heating with Air Source Heat Pumps throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and French balconies to selected apartments. The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALL

Solid wood front door with spy hole and letter box. Wall mounted emergency speech module. Ceiling light fitting. Power sockets. Door to walk in storage cupboard. All other doors leading to the living room, bedroom, and shower room.

LIVING ROOM

Due to it's dual aspect, this living room has a bright and airy feel. Two double glazed patio doors lead out on a small patio areas. The feature fire place, with electric fire, provides the room with a good focal point. There are two ceiling light fittings, ample power sockets, and TV and telephone point. Door to separate kitchen.

KITCHEN

Modern fitted kitchen with a range of wall and base units. Granite style work surfaces with matching splash back. Integrated fridge and freezer. Built in oven. Four ringed ceramic hob with extractor hood. Double glazed window. Power sockets. Under unit lighting to wall cupboards.

BEDROOM

Full height double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets. Door to walk in wardrobe.

SHOWER ROOM

A fully tiled shower room with same level walk in shower. Fitted glass shower screen. WC. Vanity unit with inset wash hand basin. Fitted mirror. Wall mounted heated towel rail. Emergency pull-cord.

CAR PARKING (SUBJECT TO AVAILABILITY)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £3,248.95 for financial year ending 31/03/2025.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

LEASE INFORMATION

Lease Length: 125 years from the 1st June 2013
Ground Rent: £425pa

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

