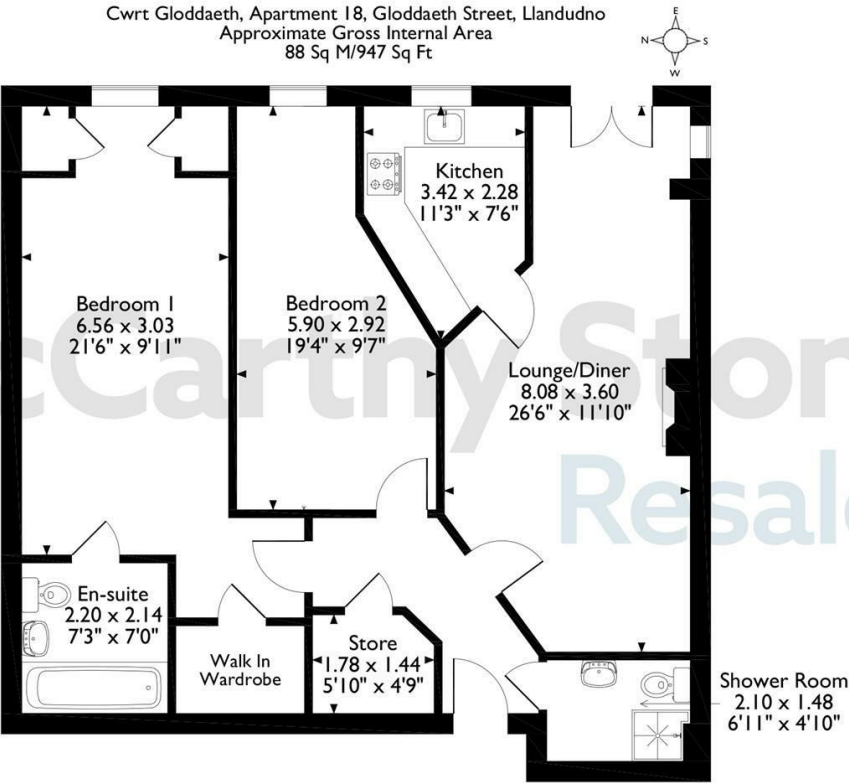


18 Cwrt Gloddaeth

Gloddaeth Street, Llandudno, LL30 2DP



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	78	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £239,950 Leasehold

An immaculate, well presented TWO BEDROOM apartment with MODERN KITCHEN, JULIET BALCONY, TWO fitted BATHROOM suites and living area. Cwrt Gloddaeth, a McCarthy Stone retirement development is nestled in Llandudno and is within close proximity to the picturesque SEAFRONT.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# 18 Cwrt Gloddaeth, Gloddaeth Street, Llandudno

### 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 shores 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

Apartment 18 Cwrt Gloddaeth - 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

A generously sized living area with feature fire place, with electric fire, provides a homely touch and focal point. There are two ceiling light fittings and ample raised power sockets for convenience. Ample room for dining with French doors opening onto a Juliet balcony. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Door to separate kitchen.

### Kitchen

A NEWLY fitted modern kitchen with a range of wall and base units finished in high gloss. Sleek marble work surfaces with matching splash back. Integrated fridge/freezer. Built in waist height NEFF oven with built in Neff microwave above. Four ringed ceramic hob with stylish splash back and chrome extractor hood which is fitted flush within the units. A double glazed window is positioned above the resin stone inset sink. Power sockets. Under unit lighting to wall cupboards. Neutrally tiled floor and extended marble worksurfaces to side providing ample food preparation areas, base cabinets sit below and high gloss wall cabinets above providing additional storage space.

### Bedroom One

A well presented light and spacious double room. Bedroom one has recently been fitted with two large new wardrobes matching the walls and encompassing floor to ceiling double glazed windows allowing natural daylight to flood the room. Central ceiling light fitting. TV and telephone points. Raised power sockets for convenience. Door to walk in wardrobe with rails and shelves for ample clothes/shoes storage.

### Ensuite

Fully tiled cream en-suite with level walk in shower, toilet and basin with wall mounted mirror fitted above and additional lighting. Chrome grab rails to wall.

### Bedroom Two

Generously sized double room with floor to ceiling windows at rear aspect, allowing natural light to fill the room. Two ceiling light points. TV and telephone points. Raised power sockets for convenience. Has the potential to be used as a study, hobby room or dining area. Bedroom two also benefits from a large fitted wardrobe for additional clothes storage.

### Main Bathroom

A fully tiled main bathroom with shower over bath, Fitted glass shower screen and grab rails. WC. Vanity unit with inset wash



## 2 bed | £239,950

hand basin. Fitted mirror and light. Chrome wall mounted heated towel rail. Emergency pull-cord.

### 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
- Underfloor heating
- 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 annual service charge is £5,653.32 for the financial year ending 31/03/2026.

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.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Car Parking Permit Scheme-subject to availability

Parking is by allocated space 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.

### Lease Information

Lease: 125 years from 1st June 2013  
Ground rent: £495 per annum  
Ground rent review date: 1st June 2028

### Moving Made Easy, Additional Information & Service

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

