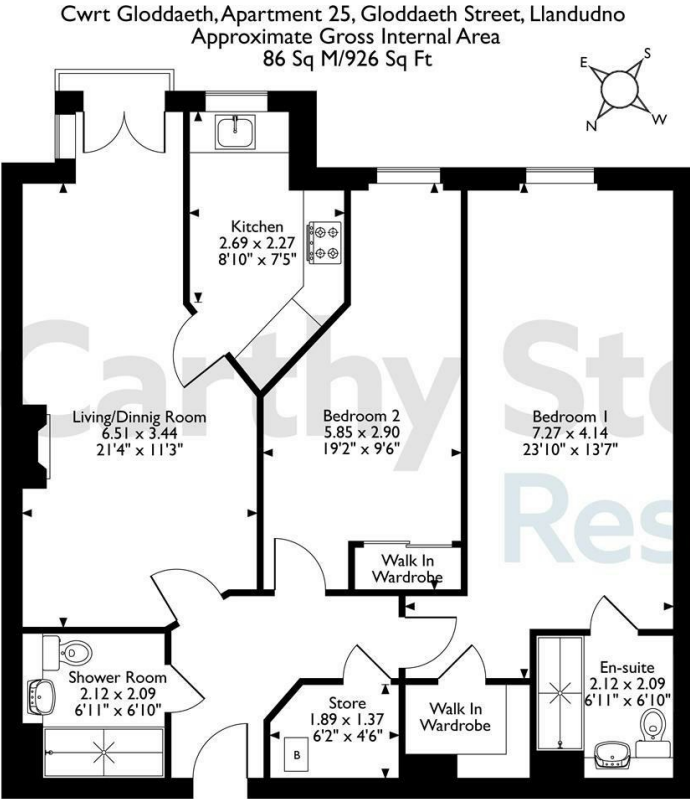


25 Cwrt Gloddaeth

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	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £238,000 Leasehold

A TWO BEDROOM SECOND FLOOR apartment with a JULIET BALCONY and ENSUITE TO MASTER BEDROOM in Cwrt Gloddaeth

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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

(for additional fee 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, bedrooms, and shower room.

Living Room

A double glazed patio door opens inwards to Juliette Balcony. Feature fire place, with electric fire, provides the room with a good focal point. There are two ceiling light fittings and power sockets. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Partially glazed 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 stylish splash back and chrome extractor hood. A double glazed window is positioned above the stainless steel sink unit. Power sockets. Under unit lighting to wall cupboards. Tiled floor.

Master Bedroom

Central ceiling light fitting. TV and telephone points. Power sockets. Two ceiling lights. Door to walk in wardrobe and seperate door to ensuite.

Ensuite

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

2 bed | £238,000

Bedroom Two

Double wardrobe with mirrored sliding doors. Central ceiling light fitting. Two ceiling light fittings. TV and telephone points. Power sockets.

Shower Room

A fully tiled shower room with level access shower cubicle. Fitted glass shower screen and grab rail. WC. Vanity unit with inset wash hand basin. Fitted mirror and light. 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
- Apartment 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 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. Service charge: £5,653.26 per annum (for financial year ending 31/03/2026)

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 Length: 125 years from 2013
Ground Rent: £495.00 per annum
Ground Rent review: Jun-28

Additional Information & Services

- TBC Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

