

Blue Turtle Property.17 Rhos Road, Rhos on Sea, Conwy ,LL28 4PP | [info@blueturtleproperty.com](mailto:info@blueturtleproperty.com)  
[01492685475][www.blueturtleproperty.com](http://www.blueturtleproperty.com)



CLOS Belyn, LLANDUDNO JUNCTION

OFFERS IN REGION OF £140,000



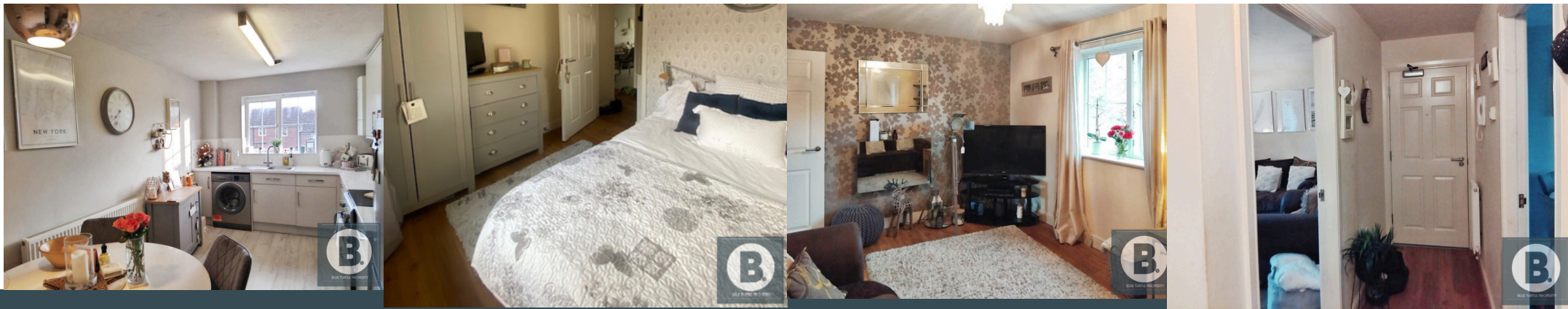
# CLOS BELYN, LLANDUDNO JUNCTION



Blue Turtle Property are delighted to offer for sale this beautifully presented two bedroom, first floor leasehold apartment. Having been well maintained throughout, this bright and airy apartment would make a perfect home or investment opportunity, low maintenance, cost effective, and is ready to walk in to and enjoy. With its spacious kitchen/dining room, cosy lounge, two double bedrooms, bathroom, storage and loft space, the apartment has a lot to offer.

In brief, the light and airy accommodation affords: Secure entry into communal, well kept hallway with stairs to all floors, hallway, lounge, kitchen/diner, two double bedrooms and bathroom. With the property being on the upper floor, there is some great views from the windows. Externally the property sits in a quiet cul-de-sac, with surrounding well maintained gardens, and benefits from two allocated residents parking spaces. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.



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**Location-** The property is situated in a most convenient location close to a variety of local shops, schools, supermarkets, restaurants, doctors and is near a bus route and main railway line. The property is a 2 minute walk from a regularly maintained children play area and green area. Located near Llandudno, Deganwy, Colwyn Bay and Conwy, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone.

**Tenure :** Leasehold

**Council Tax Band:** C

**Green Belt Charge:** £133 Per Annum\*

(\*current charge, subject to increase/decrease depending on maintenance needed)





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## **Accommodation Comprises:**

Spacious communal area, which houses electric cupboard and post box. Stairs leading to first floor:

### **Hallway**

Hard wearing wood laminate flooring, radiator, intercom, light, access to loft hatch, storage cupboard with radiator. Doors off leading to:

### **Lounge (3.2m x 4m)**

Feature electric fire, radiator, ample plug sockets, space for a range of furniture, window to rear.

### **Kitchen/diner (2.7m x 4.7m)**

Features a range or wall and base units. sink with mixer tap and drainer. Window to front aspect allowing lots of natural light. Kitchen was updated in 2020 with new cupboard doors, kitchen sink, worktop and LVT flooring.

Radiator, ample power sockets, space for dining table and chairs. Regularly serviced Worcester boiler.

### **Bedroom 1 (2.9m x 4m)**

Double aspect windows to front and side, lots of natural light, radiator, space allows for king or double bed

### **Bedroom 2 (2.7 m x 2.9m)**

Double aspect windows to side and rear, radiator, space for double bed

### **Bathroom (1.9m x 2.2m)**

Frosted glass window to side aspect, WC, bath with shower over, sink and vanity mirror with storage, extractor fan, tiled walls.

### **Outside**

Shared driveway, two allocated parking spaces. Short walk to park, green spaces and shops.



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40 Clos Belyn  
Cyffordd Llandudno  
LL31 9AH

Energy rating

**C**

Valid until: 13 July 2035

Property type: Flat

Total floor area: 57 square meters

## Energy rating and score

This property's current energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.





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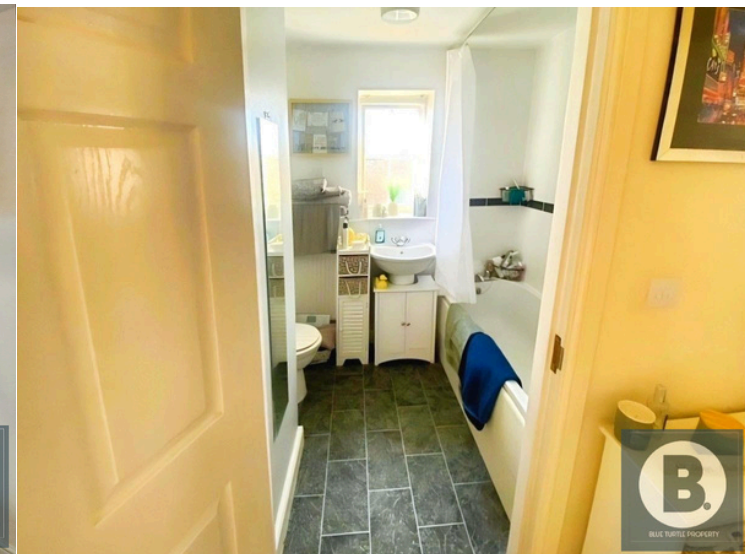
## **Services/ Disclaimer**

Mains water, gas, electric and drainage are believed to be available or connected at the property. Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.



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## FLOOR PLAN

