



Cwt Gloddaeth, Gloddaeth Street, Llandudno LL30 2DP

welcome to

Cwt Gloddaeth, Gloddaeth Street, Llandudno

You'll be glad to move into Gloddaeth!! This stunning McCarthy and Stone complex sets the standard for deluxe Retirement accommodation; I almost wish I was 20 years older!! Close to local amenities, bus routes, the sea front and the famous 'Great Orme' Making this a stunning & popular purchase!!



Property Description

Retiring in style!!! A stunning development in the centre of the ever popular Llandudno just off the west shore coast, this fabulous McCarthy Stone Complex offers luxury living from its picturesque surroundings to entering through the communal entrance! With fantastic social rooms and communal balcony with bright and spacious proportions throughout. The apartment itself mirrors this with a practical and versatile layout consisting of entrance hall, family bathroom, large lounge area with separate kitchen, Master Bedroom with en-suite shower room and the second bedroom also being a double.

This is not your typical apartment and oozes quality and elegance throughout, we expect high demand on this so call us today to book your viewing today!

Cwrt Gloddaeth

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 under floor 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 socialize 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.

Communal Area

The apartment also has the benefit of a lift to all floors, communal lounge, communal roof terrace, house manager, laundry room, guest suite, landscaped communal gardens, mobility scooter storage and low energy under floor heating with air source heat pumps. Entry via a security intercom system. Lift and stairs to First Floor.

Entrance Hall

Intercom System, carpeted, storage heater, light fixture, storage cupboard housing the hot water tank and doors to;

Lounge

11' 3" x 27' into Bay (3.43m x 8.23m into Bay)
UPVC double doors opening to a Juliet balcony, carpeted, power points, electric feature fire place and light fixture

Kitchen

7' 4" Max x 11' 1" Max (2.24m Max x 3.38m Max)
UPVC double glazed window, a range of wall and base units with quality gloss finish and work tops over, Integrated fridge/freezer, oven hob with extractor fan over and stainless steel sink with drainer and mixer tap.

Master Bedroom

22' 4" x 9' 9" (6.81m x 2.97m)
UPVC double glazed window, carpeted, power points, light fixture and door to en- suite

En- Suite

Three piece suite with low lush WC, vanity unit with sunken sink and double shower, fully tiled and light fixture.

Bedroom Two

19' 9" max x 9' 9" (6.02m max x 2.97m)
UPVC double glazed window, carpeted, power points and light fixture

Family Bathroom

Wet room style with large shower area with attractive tiling, low flush WC and pedestal sink.



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welcome to

Cwt Gloddaeth, Gloddaeth Street, Llandudno

- Part Ex Considered
- McCarthy And Stone Development
- Central Location Within Llandudno
- Beautifully Presented Throughout
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: B

offers in the region of

£190,000



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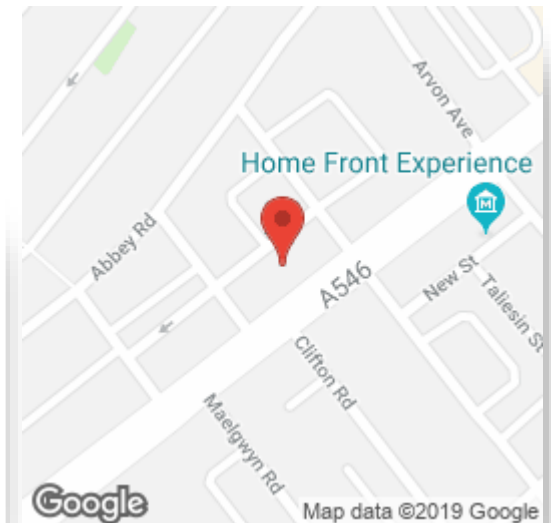
We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
HES103738 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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