



Apartment 1, Dulas Apartments Abergele Road, Llanddulas, Conwy, LL22

£155,000

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EPC - C73 Council Tax Band - A Tenure - Leasehold

Abergele Road, Llanddulas

1 Bedrooms - Flat

Williams Estates are delighted to offer for sale a luxury ground floor apartment set within a beautifully designed and exclusive apartment block. The original building has been tastefully renovated. Accommodation comprises open plan living room and steps leading to a modern fitted kitchen with space for a dining table and chairs, bathroom with three piece suite and a spacious bedroom. Externally the property benefits from an attractive composite decked terrace, which boasts far reaching Sea Views, plus there is an allocated off road car parking space. Viewing is highly encouraged for working professionals as the position is ideal for those who rely on the A55 expressway for commuting links. The apartment would also be well suited for retirement due to being low maintenance. EPC rating C73. Leasehold. Council Tax Band A.



Accommodation

Via a composite double glazed door into the hall.

Hallway

With door into the open plan living space.

Open Plan Living Room

20'3" max x 17'8" to bay (6.17 max x 5.38 to bay)

With radiators, TV connection double glazed bay window to the front, with fitted blinds and steps down to the kitchen.

Kitchen/Diner

21'10" x 6'9" (6.65 x 2.06)

Fitted with a range of modern wall, drawer and base units and complementary worktop surfaces, built in oven and electric hob with chimney extractor, plumbing for washing machine, wall tiling, single drainer sink with mixer tap, void for fridge freezer and vinyl flooring. Steps to upper dining area with radiator, two double glazed windows to the side, with fitted blinds and french doors to a private terrace.

Bedroom 1

19'7" to bay x 10'11" (5.97 to bay x 3.33 (5.96 x 3.32))

With radiator and double glazed bay window to the front, with fitted blinds.

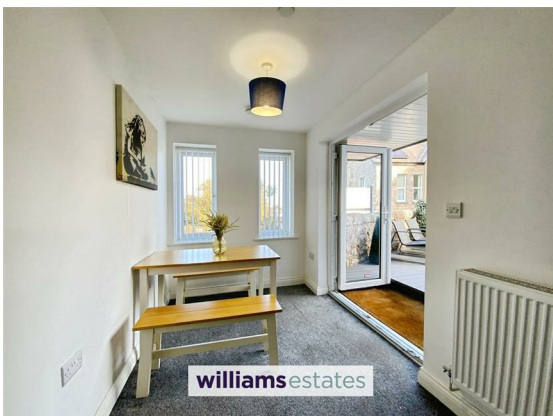
Bathroom

10'4" x 6'7" (3.15 x 2.01)

Having a white suite comprising of a pedestal wash hand basin, push button toilet, panelled bath with shower over and glass screen, part tiled walls, radiator, extractor fan, inset spotlighting and vinyl flooring.

Outside

Composite decked area with stone side wall, outside light and far reaching views. Allocated parking bay.



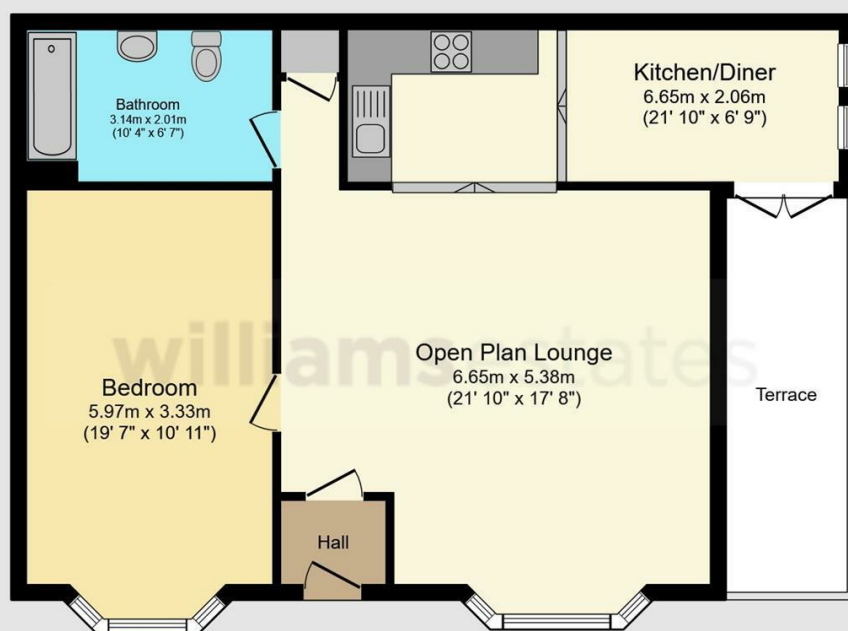
Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Proceed through Towyn, Belgrano and Pensarn turning left at the roundabout towards Abergele. Stay in the left lane and continue onto the A55 heading towards Conwy. Turn left for Llanddulas then right at the roundabout taking the exit towards Old Colwyn and continue up the hill. The apartment can be located on the right hand side.

Notes

999 year lease from 2020. Service charge £40 per month. No ground rent





Ground Floor
Floor area 74.4 sq.m. (801 sq.ft.)

Total floor area: 74.4 sq.m. (801 sq.ft.)

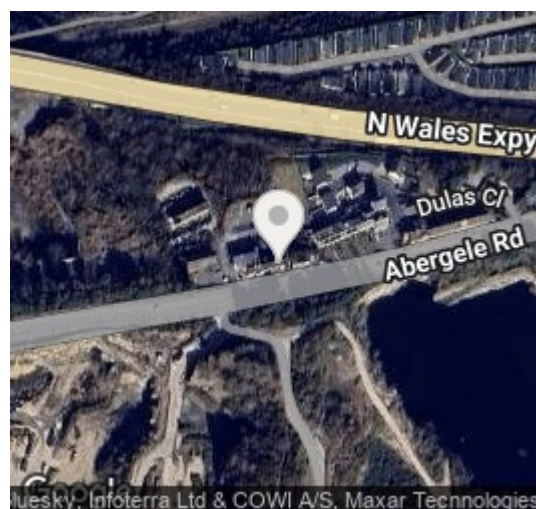
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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