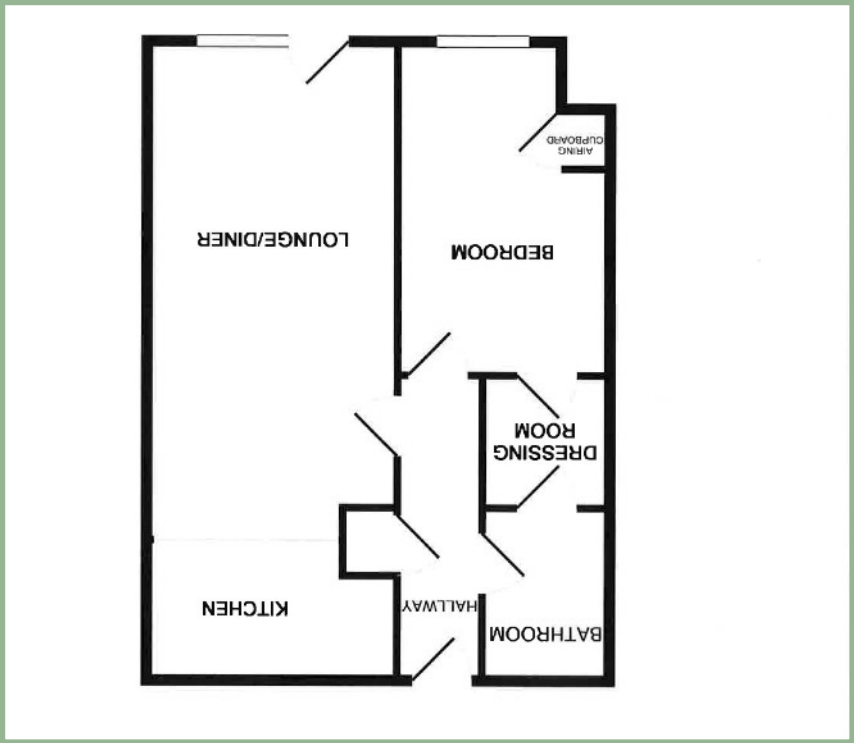


We endeavor to make our sales accurate and reliable but they should be relied on as statements or representations of fact and they do not constitute any part of an offer or The seller does not make any representation or give any warranty to the property and we have no Services, fittings and equipment do so on behalf of the seller.

details not be referred to in relation to authority to contract.

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APARTMENT 7
SUNNYMEDE
WEST PARADE, WEST
SHORE
LLANDUDNO

One Bedroom First Floor Apartment Enjoying Superb Uninterrupted Far Reaching Sea Views

Description

Situated on the sea front this immaculately presented one bedroom first floor apartment enjoys the most stunning uninterrupted views, stretching over the coastline towards Anglesey and Puffin Island and the mountains beyond. In the evenings there can also be the most spectacular sunsets.

In fact viewing is essential not only to appreciate its presentation and location but the surrounding area as well with its convenience to the local amenities, an easy walk into Llandudno town centre and the beautiful coastal walks towards Conwy or onto the Great Orme.

The apartment is available either furnished or unfurnished and offers light and well planned accommodation comprising: Secure communal entrance with a lift and stairs to all floors. Personal door to Apartment 7: Hallway, open plan lounge, dining area and fully fitted kitchen, bedroom with dressing area and Jack and Jill bathroom. Upvc double glazing and gas central heating. Allocated parking space.

- ✓ IMMACULATE ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ ENJOYS SUPERB UNINTERRUPTED FAR REACHING SEA & COASTLINE VIEWS
- ✓ SEA FRONT LOCATION, CLOSE TO AMENITIES & LLANDUDNO TOWN CENTRE
- ✓ NO CHAIN WITH POTENTIAL TO PURCHASE FURNITURE
- ✓ PETS ALLOWED BY PERMISSION

Accommodation

Secure communal entrance with stairs and lift to all floors, personal door to Apartment 7:

Hallway

Central heating radiator, laminate flooring, storage cupboard, wall mounted central heating thermostat.

Lounge/Diner

21' 3" x 10' 8" 6.08m x 3.25m Upvc double glazed door with Juliette balcony to front aspect with the most superb far reaching views over the sea, Anglesey, the Gt. Orme and the mountains, two central heating radiators, intercom system, television aerial, telephone point, laminate flooring.



Kitchen

10' x 5' 11" 3.05m x 1.80m Inset spotlights, range of cream wall and base units with roll top work surface over, stainless steel sink and drainer with hot and cold mixer tap, integrated microwave,



electric oven, integrated fridge and freezer, Neff electric four ring hob with extractor above, integrated dishwasher, integrated washing machine, part tiled walls, ceramic tile flooring.



Bedroom

14' 2" x 9' 1" 4.31m x 2.77m Upvc double glazed window to front aspect with superb far reaching views, central heating radiator, storage cupboard also housing the Ideal combination boiler, laminate flooring.

Dressing Room

5' 8" x 5' 5" 1.72m x 1.65m Laid to shelving and hanging rails.

Jack & Jill Bathroom

7' 2" x 5' 6" 2.18m x 1.67m Extractor three piece suite comprising panelled bath with folding glass shower screen and rainfall shower-head, low flush w.c, wash/hand basin, fully tiled walls, chrome ladder style towel heater, tile flooring.



Outside

Allocated parking space marked number 7

Agent's Notes: Apartment is leasehold on a 999 year lease from 1/10/2010. Service charge £1517.20 per annum to include all building and ground maintenance and buildings insurance. Ground rent £150 a year fixed for 25 years.

Location

Sunnymede is located on the West Shore, not far from the Promenade and other local amenities. It is conveniently situated, close to the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the Promenade, follow the road to the roundabout, take the 4th exit onto Penrhyn Hill (signposted Llandudno) continue up the hill and down towards the promenade, go straight to the end of the promenade and at the T junction turn left onto A546 (Gloddaeth Avenue) continue to the West Shore and turn left onto the West Parade.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: B

1 Bedroom
First Floor
Apartment
APARTMENT 7
SUNNYMEDE
WEST PARADE, WEST
SHORE
LLANDUDNO
LL30 2BD

£189,995

Reduced From £199,995
NO CHAIN

Reference Number: RP2214
11/08/2025

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea
LL28 4PS
Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178
email: rhos@fletcherpoole.com
web: www.fletcherpoole.com

