

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

21 Garth Court Abbey Road, Llandudno, Conwy, LL30 2HF



Panoramic views £220,000

2 1 1 D

www.bdahomesales.co.uk

THIS IS AN IMMACULATEDLY PRESENTED SEVENTH FLOOR PURPOSE BUILT TWO BEDROOM APARTMENT HAVING SPECTACULAR VIEWS TOWARDS THE SNOWDONIA RANGE, THE ESTUARY ON THE WEST SIDE AND TOWARDS LLANDUDNO BAY, GREAT ORME AND LITTLE ORME ON THE EAST SIDE. Situated close to all Llandudno amenities including Llandudno Promenade and Pier.

The accommodation briefly comprises:- front door to shared reception hall; lift and stairs to the 7th floor; self contained door to Apartment 21; open plan lounge/dining room with fantastic views; inner hall leads to kitchen/breakfast room with fitted white gloss fronted units, integrated appliances, breakfast bar and Llandudno Bay views; 2 double bedrooms and a 3-piece shower room with large shower stall. The property features electric heating as specified and upvc double glazed windows. Outside - communal garden and patio areas; secure parking under the building for 1 car plus visitors spaces.

VIEWING HIGHLY RECOMMENDED

PETS ALLOWED WITH MANAGEMENT PERMISSION

SUB-LETTING ALLOWED

NO HOLIDAY LETTING ALLOWED

The accommodation comprises:

COMMUNAL ENTRANCE DOOR Into:-

COMMUNAL ENTRANCE HALL

STAIRCASE AND LIFT TO ALL FLOORS

APARTMENT 21 IS ON THE 7TH FLOOR

OPEN PLAN LOUNGE/DINING ROOM 16'10" x 15'0"
(5.15m x 4.59m)



Fire surround with log effect "Dimplex Optimyst" fire, programmable electric panel heater, Sky and telephone point, upvc double glazed windows one is self cleaning, panoramic views.

Sliding glass door to:-

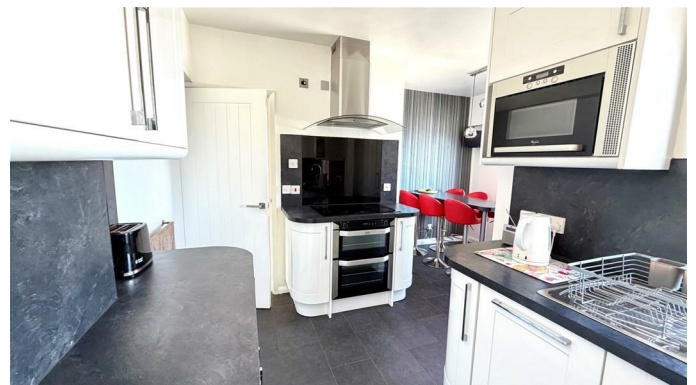
INNER HALL

Security entry phone, tile effect flooring.

UTILITY ROOM

With "LG" washing machine, tile effect flooring, space for dryer and clothes hanging space, separate store cupboard with shelves.

FITTED KITCHEN/BREAKFAST ROOM



Range of white gloss fronted base, wall and drawer units with worktops, stainless steel 1½ bowl sink with bi-flo taps, integrated "Belling" double oven, 4 ring ceramic "Lamone" hob and cooker hood over, "Whirlpool" microwave, floor tiling, upvc double glazed window, gorgeous views to Llandudno Bay and Little Orme.

KITCHEN AREA 11'6" x 7'0" (3.52m x 2.14m)



BREAKFAST AREA 9'4" x 6'8" (2.85m x 2.04m)



Including breakfast bar and 6 stools, built-in units with sliding shelves, space for American style fridge, under floor heating with tiled floor, upvc double glazed window, gorgeous views to Llandudno Bay and the Little Orme.

VIEW FROM BREAKFAST AREA



BEDROOM 1 13'8" x 12'0" (4.17m x 3.68m)



Including fitted "Sharp" wardrobes, headboard, built-in cabinets and drawers, electric convector heater, Sky point, upvc double glazed window with view to the Great Orme.

VIEW FROM BEDROOM 1



BEDROOM 2 14'2" x 9'9" (4.32m x 2.99m)



Upvc double glazed window. View to the West Shore and Snowdonia Range.

TILED SHOWER ROOM



Large shower stall with glass screens and "Triton" electric shower, vanity wash hand basin and w.c, in white, electric ladder style towel warmer, tiled floor, electric underfloor heating, airing cupboard/immersion, upvc double glazed window with view to Llandudno Bay and Little Orme.

OUTSIDE - SHARED GARDEN AND PATIO AREA



Recently installed decking area.

UNDER BUILDING CAR SPACE FOR NO. 21

SHARED VISITORS PARKING

COUNCIL TAX BAND

Is D obtained view www.conwy.gov.uk

GARTH COURT FLATS (LLANDUDNO) LTD

To which each flat owner is a share holder.

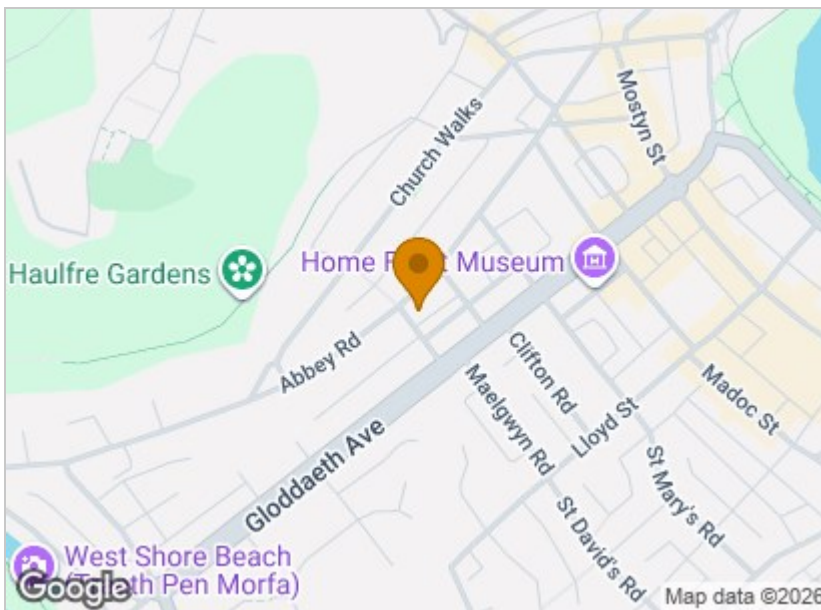
Maintenance charges are shared equally between the owners of each flat (one/twenty eighth). Apartment is held on a Leasehold Tenure over a 2,000 year term from 1919 with an annual ground rent of £20.00. We are advised that the maintenance charges for 2026 are approximately £225.00 to include the water rates, buildings and insurance, paid half yearly.

Seventh Floor

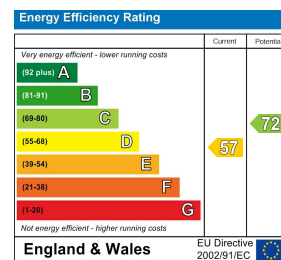
Approx. 83.7 sq. metres (900.6 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street over the Millennium roundabout and onto Upper Mostyn Street, turn left onto Llewellyn Avenue, at the top of this road Garth Court can be viewed on your right hand side with access to the parking area. A889 16/04/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

