

**Bryan Davies
+ Associates**

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LLANDUDNO
LL30 2PS
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**AUCTIONEERS
●
ESTATE AGENTS**

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8C Westminster Court, St. Georges Place, Llandudno, Conwy, LL30 2NR



£278,000

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www.bdahomesales.co.uk

THIS SPACIOUS QUALITY CONVERTED TOWN CENTRE 2nd FLOOR TWO BEDROOM APARTMENT WAS EXTENSIVELY RENOVATED BY MOSTYN ESTATES LTD c2003. THE GRADE 2 LISTED BUILDING WAS BUILT c1860 AND IS LOCATED IN THE HEART OF LLANDUDNO WITH ALL AMENITIES ON THE DOORSTEP INCLUDING THE PROMENADE, THE PIER, BANKS, CHEMISTS, LIBRARY, DOCTORS, DENTIST, MAIN SHOPS, HOTELS, RESTAURANTS, BUSES AND MAINLINE RAILWAY STATION ARE WITHIN A SHORT LEVEL WALKING DISTANCE.

The accommodation briefly comprises: shared porch with security intercom; shared hallway with lift and stairway to all floors; self-contained door from the second floor leads to Apartment 8C; hall with storage; two piece cloakroom; lounge/dining room (8.82m x 3.95m - 28'11" x 12'11" maximum overall); kitchen/breakfast room; two double sized bedrooms – both having en-suite facilities. The property feature gas fired central heating and double glazed windows. Outside from the service road there is a secure open plan garage accessed via an electrically operated door with allocated parking for one car.

OVER 1200 SQ FEET OF ACCOMMODATION

SUB-LETTING ALLOWED

NO HOLIDAY LETTING ALLOWED

PETS NOT ALLOWED

The accommodation comprises:

SECOND FLOOR

Personal door to:

APARTMENT 8C

HALL



Wall mounted security entry phone, two wall light points, radiator, built-in double cupboards and top cupboards with shelving.

2-PIECE CLOAKROOM



Comprising vanity wash hand basin and mixer tap, tiled splashback, mirror with light, close coupled w.c., extractor, recessed downlighter, radiator.

LOUNGE/DINING ROOM 28'11" x 12'11" maximum overall (8.81m x 3.94m maximum overall)



Two wall light points, coving, recessed downlighters to ceiling, T.V. and telephone points, two double radiators, double glazed sash windows to front.

LOUNGE AREA



DINING AREA



VIEW FROM LOUNGE AREA



KITCHEN/DINING ROOM 15'3" x 13'3" maximum overall (4.65m x 4.06m maximum overall)



Fitted range of beech effect fronted base, wall, drawer and glass fronted units with under unit lighting and corner display shelving, inset 1½ bowl sink unit with mixer tap, integrated 'Hotpoint' electric oven and four ring gas hob, integrated fridge/freezer, 'Hotpoint' dishwasher, 'Candy' washing machine, recessed downlighters to ceiling, T.V. point, wall and floor tiling, double glazed windows with deep display sill.



INNER HALL

With large airing cupboard, hot water tank and slatted shelving linen cupboard, walk-in storage cupboard.

DOUBLE ASPECT BEDROOM 1 12'10" x 11'8" plus wardrobes (3.93m x 3.58m plus wardrobes)



Two wall light points, T.V. and telephone points, built-in triple wardrobe with mirror fronted sliding doors, hanging rails and shelving, built-in cupboard with hanging rail and shelving, radiator, double glazed window.

TILED EN-SUITE 3 PIECE BATHROOM



White suite comprising panel bath with mixer tap, vanity wash hand basin with mirror, light and cupboard above, shaver point, close couple w.c., recessed downlighters to ceiling, extractor, floor tiling.

BEDROOM 2 12'10" x 8'3" (3.92m x 2.54m)



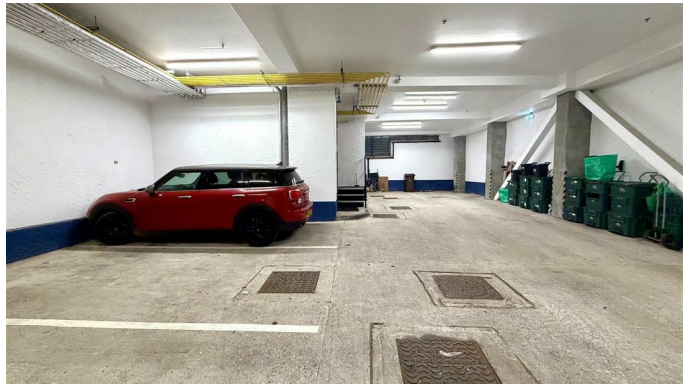
Plus built-in triple wardrobe with mirror fronted sliding door, hanging rails and shelving, T.V. point, double glazed window to rear.

TILED EN-SUITE 3 PIECE SHOWER ROOM



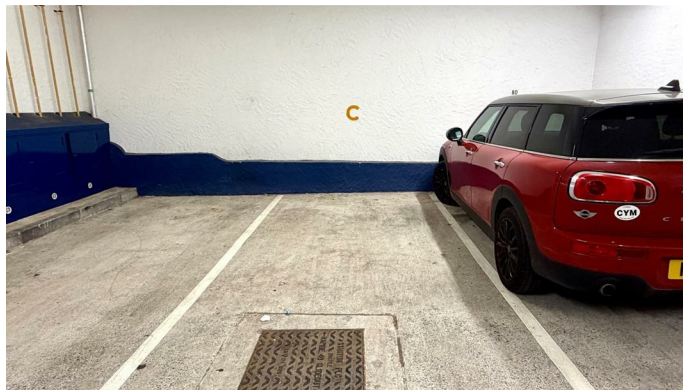
White suite comprising corner shower with electric 'Triton' T80si shower, vanity wash hand basin with mirror over with display light and cabinet, shaver point, close coupled w.c., extractor, recessed downlighters to ceiling, ladder style towel rail, tiled floor.

OUTSIDE



From the service road (Ty Isa Road) there is a secure open plan garage accessed via an electrically operated door with:

ALLOCATED PARKING FOR ONE CAR



Integral door to the shared hall, stairs and lift.

TENURE

The property is held on a LEASEHOLD Tenure over a 125 year term from 25th April, 2005 with a reviewable Ground Rent of £234.00 per annum.

MAINTENANCE CHARGE

For the period 1st January, 2024 - 31st December, 2024 was £845.58. Mostyn Estates have confirmed that they will update this as soon as possible. These charges should be confirmed by your legal advisor as can be subject to change.

COUNCIL TAX BAND

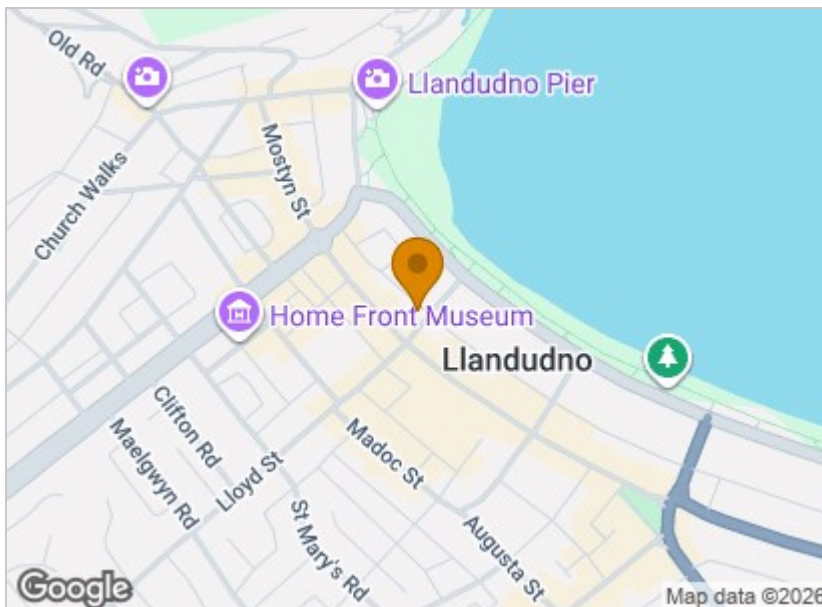
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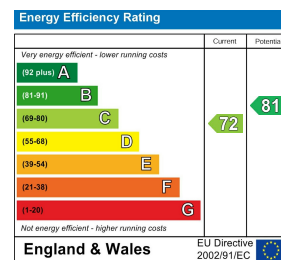
Total floor area 113.8 m² (1,225 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office, proceed north up Mostyn Street, turn right onto St Georges Place on the corner of Café Nero and Westminster Court is on the left hand side within 30 yards. A955 13/08/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

