Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
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AUCTIONEERS
•
ESTATE AGENTS

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23 Manor Park, Gloddaeth Avenue, Llandudno, Conwy, LL30 2SE

£82,500

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THIS IS A SELF CONTAINED GROUND FLOOR ONE BEDROOM RETIREMENT FLAT, in a very popular RETIREMENT DEVELOPMENT (minimum 60 years of age for occupation) with all facilities for enjoyable living, such as Resident's lounge and laundry amenities. Maintenance includes tending the landscaped garden and car parking. House Manager for emergencies. The property is held on Leasehold Tenure over a 120 year lease from 1986.

NO PETS, SUB-LETTING ALLOWED, NO HOLIDAY LETS

24 HOUR SECURITY SYSTEM

THIS IS ON THE GROUND FLOOR FACING THE FRONT LOOKING TOWARDS THE GREAT ORME

The accommodation comprises:

RECEPTION VESTIBULE
With intercom to all flats and House Manager.

RECEPTION HALL
Two automatic lifts to all floors, carpets hall, stairs and landings together with heating and lighting.

RESIDENTS LOUNGE

SMALL KITCHENETTE EN-SUITE

For use by Residents.

LAUNDRY FOR RESIDENTS

Equipped with washers and dryers (funded through the service charge).

GROUND FLOOR

PERSONAL DOOR INTO NO. 23

ENTRANCE HALL
Wall light, coving, walk in storage cupboard with shelving and light.

LOUNGE 16'8" x 10'4" (5.09m x 3.16m)

Tv and telephone point, 3 wall light points, Economy 7 heater, upvc double glazed bay window with deep display sill looking to the lower slopes of the Great Orme, coving, wall mounted security intercom entry phone, emergency pull cord.

Arch through to the:

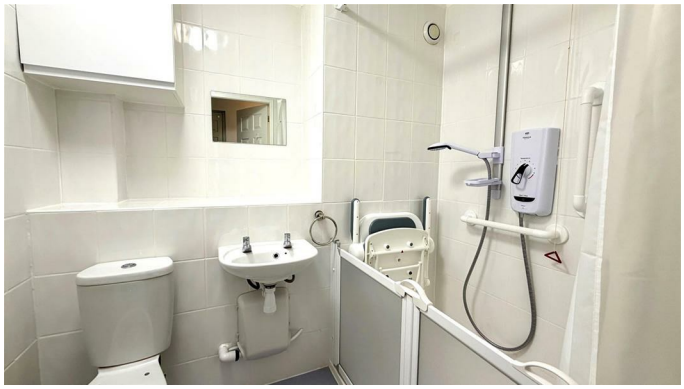
KITCHEN 7'2" x 6'10" (2.20m x 2.09m)

With light beech effect fronted base, wall and drawer units with round edge worktops, inset single drainer sink unit, wall tiling, spotlights, electric cooker, integrated double electric oven and ceramic hob, stainless steel canopy over, space for fridge/ freezer, coving,

BEDROOM 11'5" x 8'8" (3.50m x 2.66m)

3 wall light points, coving, built in wardrobe with folding mirror doors, hanging rail and shelving, emergency pull cord, upvc double glazed window.

3 PIECE WET ROOM



Re fitted white suite comprising walk in shower with 'Mira' shower, wash hand basin, close coupled wc, mirror, wall tiling, emergency pull cord, display shelf, non slip flooring.

OUTSIDE - COMMUNAL GARDENS

TENURE

The property is held on a LEASEHOLD tenure.

MAINTENANCE CHARGES

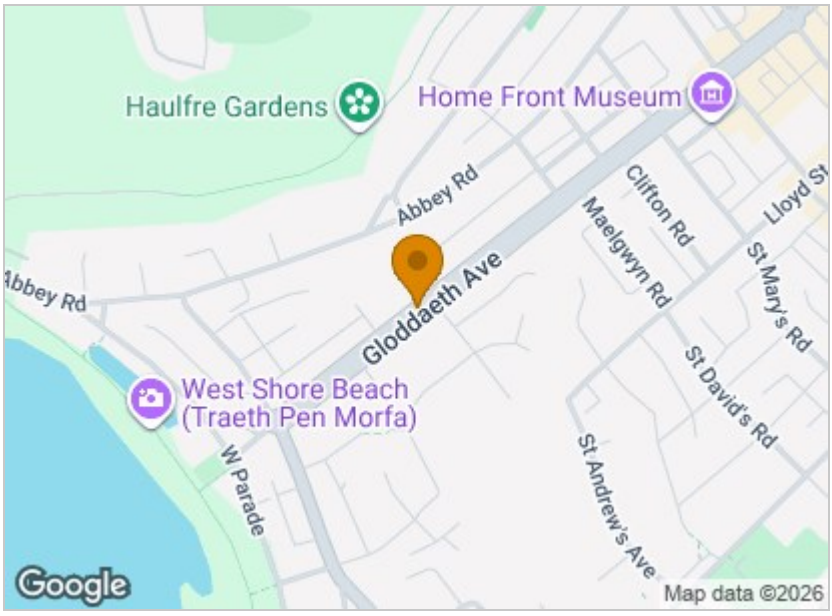
The service charge payable half yearly is approximately £1,735.90 plus the half year ground rent at £191.38 which includes building insurance, general maintenance of the building, use of laundry facilities, cleaning of all common parts, use of the residents lounge, tending of gardens, House Manager, water rates (complex on water meter) and window cleaning.

COUNCIL TAX

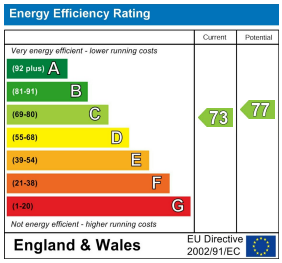
Is 'B' as obtained from www.conwy.gov.uk

Approx. 41.8 sq. metres (449.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed North along Mostyn Street to the roundabout, turn left at the roundabout and proceed along Gloddaeth Avenue for ½ a mile and Manor Park can be viewed on your left hand side. Ref A934 08/07/26 Rev 12/10/26

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.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.