

**Bryan Davies
+ Associates**

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LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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No Onward Chain £195,000

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www.bdahomesales.co.uk

THIS IS A LOVELY SECOND FLOOR PURPOSE BUILT APARTMENT having been recently updated by the present owner. Situated close to all local amenities including the Promenade and Pier. In a slightly elevated position with views into Llandudno from the front elevation and benefitting from an open plan single car garage. The accommodation briefly comprises:- front door to shared hall; stairs to the second floor; personal door to Apartment 29 ; hall; 2-piece cloakroom; double aspect lounge; re-fitted kitchen; 2 double bedrooms and a 3rd bedroom/dining room; modern 3-piece tiled bathroom with overbath shower. The property features electric underfloor heating and upvc double glazed windows. Outside - communal garden, patio areas and visitors parking. Open plan single car garage.

The Accommodation Comprises:-

COMMUNAL FRONT DOOR To:-

SHARED HALL

STAIRS TO SECOND FLOOR

PERSONAL DOOR TO APARTMENT 29

HALL



Security entry phone, airing cupboard/immersion heater.

2-PIECE CLOAKROOM



In White, wall tiling.

DOUBLE ASPECT LOUNGE 15'0" x 12'4" (4.58m x 3.76m)



Upvc double glazed window, views to the Little Orme and Snowdonia Range.



VIEW FROM LOUNGE



KITCHEN 12'0" x 7'11" (3.68m x 2.43m)



Range of modern base and drawer units, wooden

worktops, Belfast style sink, built-in oven and 4 ring induction hob, upvc double glazed window, plumbing for a washing machine. Views.

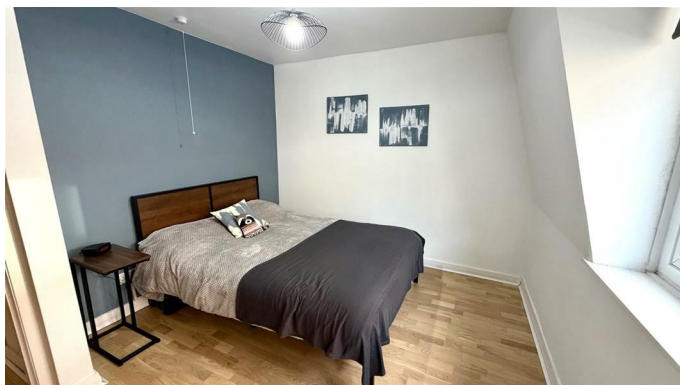


BEDROOM 1 11'6" x 11'6" (3.53m x 3.52m)



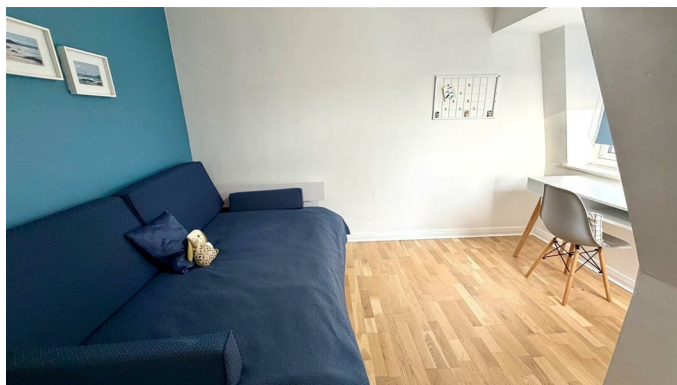
Upvc double glazed window.

BEDROOM 2 11'1" x 9'6" (3.39m x 2.92m)



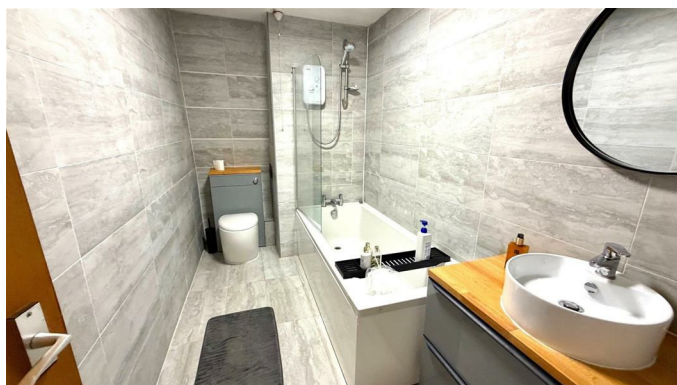
Upvc double glazed window.

BEDROOM 3/DINING ROOM 11'7" x 11'5" (3.55m x 3.50m)



Upvc double glazed window.

BATHROOM



Panel bath with electric shower over, vanity wash hand basin and close coupled w.c, in White, wall tiling.

OUTSIDE

Small shared garden areas.

OPEN PLAN GARAGE

VISITORS PARKING SPACES

TENURE - LEASEHOLD

The apartment is held on LEASEHOLD tenure over a 2000 year term from 1919 with an annual Ground Rent of £20.00 which is included in the maintenance charge.

COUNCIL TAX BAND

Is 'D' obtained from www.conwy.gov.uk

GARTH COURT (LLANDUDNO) LTD

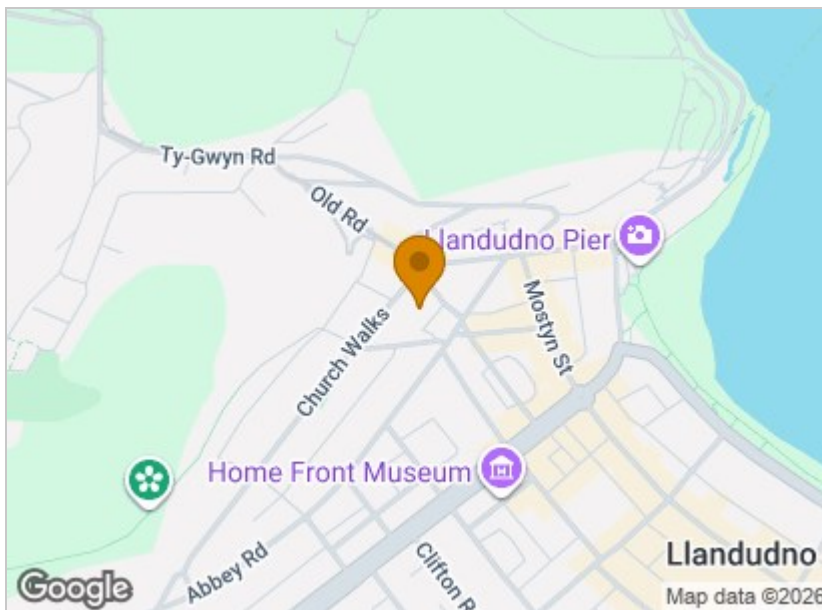
To which each flat owner is a share holder. Maintenance charges are shared equally between the owners of each flat (one/twenty eighth). The maintenance charges is £225.00 per month for 2026.



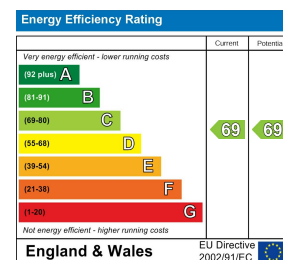
Total floor area 78.4 m² (844 sq.ft.) approx

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.focalagent.com

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, over the roundabout and onto Upper Mostyn Street, turn left onto Llewelyn Avenue, at the top of this road Garth Courth can be viewed on the right hand side with access to the parking area. REF: A843 11/02/26

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.

