Flat 6 Clifford Court

Deganwy Conwy LL31 9YY

£124,500

A two bedroom top floor self contained apartment located in select residential area with views over to Conwy Mountain, with the benefit of a single car garage.

Tenure: Leasehold - EPC: C: - Council Tax: C

Clifford Court is a purpose built development of apartments. Apartment 6 is situated on the top floor with a separate single car garage. The apartment consists of entrance hall, lounge with dining area, fitted kitchen, 2 bedrooms and modern fitted shower room. The apartment benefits from uPVC double glazing and gas central heating.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

A well-maintained two bedroom top floor purpose-built apartment, with the benefit of a single car garage, located within the sought-after area of Deganwy. This bright and spacious property offers ideal accommodation for first-time buyers and investors.

Reception Hall

8'9" x 9'1" (2.69m x 2.77m)

Wooden door leading into Reception Hall, radiator, storage cupboard with shelving, security entry telephone.

Kitchen

7'11" x 11'11" (2.43m x 3.64m)

Range of modern base and wall units with work surface over, stainless steel sink unit, four ring gas hob with extractor over, built-in electric oven, space for fridge/freezer, plumbing for washing machine, uPVC double glazed window to rear elevation, Glowarm gas central heating boiler.

Lounge

17'7" x 11'10" (5.38m x 3.63m)

uPVC double glazed window with views over towards Conwy Mountain range two radiators, coved ceiling.

Bedroom 1

10'2" x 11'11" (3.10m x 3.64m)

uPVC double glazed window to rear elevation, radiator.

Bedroom 2

11'11" x 8'10" (3.65m x 2.70m)

uPVC double glazed window to front elevation with views towards Conwy Mountain range, radiator.

Shower Room

8'2" x 6'8" (2.51m x 2.04m)

uPVC double glazed frosted window, vanity unit with inset sink, low flush w.c. large shower with glazed screening. Contemporary heated towel rail, inset spotlighting.

Outside

Single car garage and parking.

Services

Mains water, gas, electric and mains drainage.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:

Conwy County Borough Council tax band C

Services:

Mains water, gas electric and drainage connected to the property.

Council Tax Band:

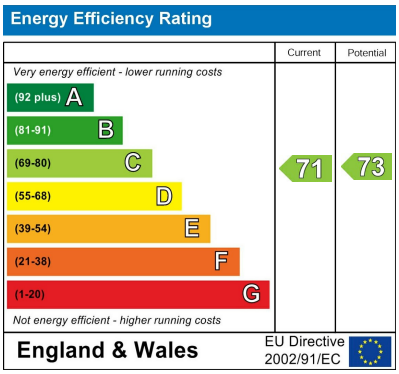
Conwy County Borough Council tax band C

Directions

From the agents office proceed over the Conwy bridge towards Llandudno Junction, take first left signposted Deganwy and then first right towards St Georges Drive and Albert Drive, bear left into Albert Drive, after the sharp right turning follow the road towards the top of Albert Drive and Clifford Court will be viewed on the right hand side.

Agents note

The property is held on a 999 year lease from September 1965. Annual service charge of £900. No Ground Rent.



Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)

Total area: approx. 60.3 sq. metres (649.4 sq. feet)

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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