Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
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AUCTIONEERS
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ESTATE AGENTS

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Flat 4, 12 Llewelyn Avenue, Llandudno, LL30 2ER

No Onward Chain £160,000

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THIS BEAUTIFUL TWO BEDROOM PENTHOUSE APARTMENT IS FULL OF CHARACTER AND HAS VIEWS TOWARDS THE DISTANT HILLS AND THE GREAT ORME, SITUATED CLOSE TO ALL OF LLANDUDNO'S AMENITIES INCLUDING THE PROMENADE AND THE PIER.

The accommodation briefly comprises:- external staircase to first floor; self-contained door to Apartment 4; staircase to top floor landing; double aspect lounge with square arch to dining room; kitchen with a range of modern units and built-in appliances; two double bedrooms and a tiled three piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows, where specified. Outside – small communal garden area and a single car parking space. The property is held on a LEASEHOLD tenure. Service charge of £100.00 per month.

The accommodation comprises:

External staircase to:

FIRST FLOOR

Self-contained door to:

APARTMENT 4

Staircase to:

TOP FLOOR LANDING

Cupboard housing 'Ideal' gas fired combination central heating and hot water boiler.

LOUNGE 18'4" x 13'7" (5.59m x 4.15m)

Fire surround, two double radiators, upvc double glazed window, two single glazed curved windows with views to the Great Orme.

VIEWS FROM LOUNGE TO THE GREAT ORME

DINING ROOM 11'0" x 8'3" (3.36m x 2.53m)

Double radiator, upvc double glazed window.

KITCHEN 12'11" x 8'10" (3.95m x 2.71m)

Range of modern base, wall and drawer units, round edge worktops incorporating single drainer sink, built-in double oven with microwave and four ring induction hob with cooker hood over, integrated dishwasher and washing dryer, Fridge/freezer, radiator, upvc double glazed window.

BEDROOM 1 11'3" x 10'9" (3.44m x 3.29m)

Radiator, upvc double glazed window with view to the Great Orme.

BEDROOM 2 13'5" x 9'3" (4.09m x 2.82m)

Radiator, upvc double glazed window.

TILED BATHROOM

Comprising panel bath with mains shower over and side screen, vanity wash hand basin, w.c. in white, heated towel rail/ radiator, extractor fan.

OUTSIDE

SMALL COMMUNAL GARDEN AREA

PARKING FOR ONE CAR

TENURE

We are advised that the property is held on a LEASEHOLD tenure over a 999 year period from 1992 with a peppercorn ground rent, but all owners each have a 25% share of the Freehold.

SERVICE CHARGE

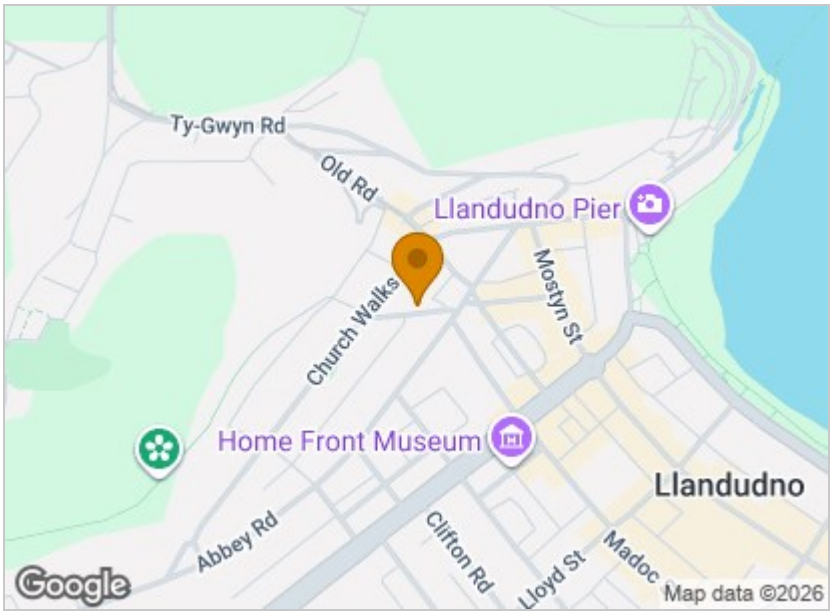
Service charge is £100.00 per month. The sellers advise that this includes Building Insurance, 5G WIFI , Annual fire alarm test, Garden Waste Bin, Main Exterior Painting and Roof Maintenance

COUNCIL TAX BAND

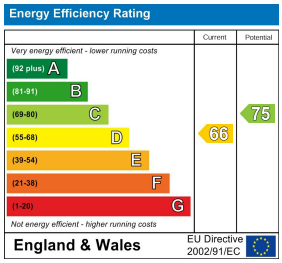
Is 'C' obtained from www.conwy.gov.uk

Second Floor

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street, go through the roundabout with the Millennium clock onto Upper Mostyn street, first left onto Llewelyn Avenue and the property is on the right hand side on the corner of Abbey Road and Llewelyn Avenue within 150 yards. A879 08/04/26 Rev 22/05/26

We will be pleased to arrange a viewing of this Home

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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.