Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
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(01492) 875125

AUCTIONEERS
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ESTATE AGENTS

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

£79,950

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THIS IS A BEAUTIFULLY PRESENTED 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 Monday to Friday.

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

Furnished for use by Residents.

LAUNDRY FOR RESIDENTS

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

GROUND FLOOR

PERSONAL DOOR INTO NO. 19

ENTRANCE HALL
Wall light point, coving, airing cupboard with shelving and light, electric hot water heater, light and shelving.

LOUNGE 16'11" x 10'4" (5.18m x 3.17m)

T.V. and telephone point, three wall light points, 'Economy 7' heater, coving, wall mounted security intercom entry phone, emergency pull cord, fire surround with inset electric fire, upvc double glazed bay window with deep display sill looking to the lower slopes of the Great Orme.

LOUNGE VIEW

Arch through to the:

KITCHEN 7'1" x 5'4" (2.18m x 1.64m)

With modern light beech effect fronted base, wall and drawer units with round edge worktops, inset single drainer sink unit, integrated 'Flavel' electric oven and four ring electric cooker hob with hood, integrated fridge and freezer, spotlights, wall tiling, tile effect flooring.

BEDROOM 10'4" x 8'10" (3.15m x 2.70m)

Built in wardrobe with folding mirror doors, hanging rail and shelving, three wall light points, coving, emergency pull cord, upvc double glazed window to front.

3 PIECE SHOWER ROOM

Suite comprising large shower stall with 'Briston' electric shower and display shelf, vanity wash hand basin with display shelf, shaver light, close coupled w.c., ladder style towel rail, plastic sparkle wall cladding, wall light, non-slip flooring.

OUTSIDE

COMMUNAL GARDENS

TENURE

Is LEASEHOLD over a 120 year lease from 1986.

MAINTENANCE CHARGES

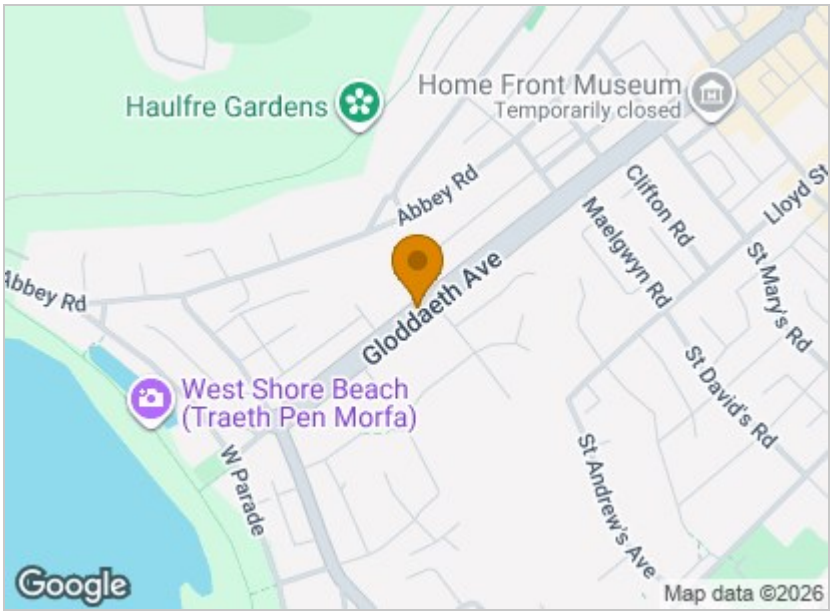
The service charge payable half yearly is approximately £1,735.90 plus the half year ground rent at £191.38 which includes building insurance, general maintenance of the building, use of laundry facilities, cleaning of all common parts, use of the residents lounge, tending of gardens, House Manager,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

These charges should be confirmed by your legal advisor as can be subject to change.

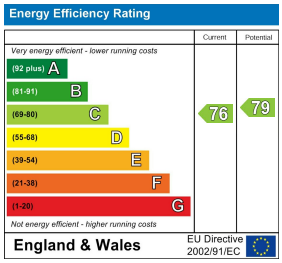
COUNCIL TAX BAND

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

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. A963 07/09/26 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.

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.