



## Apt 3, 9-11 Arvon Avenue

Llandudno LL30 2DY

£149,950

A Well-Presented Two Bedroom Apartment with Allocated Parking Close to Llandudno Town Centre

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

Situated within an attractive and characterful period building, this well-presented self-contained second floor apartment offers comfortable and modern accommodation in a convenient location, just a short distance from the centre of Llandudno with its wide range of shops, cafes, restaurants and the seafront promenade.

The apartment benefits from central heating and a mixture of double and part double glazing, and is presented in good order throughout, making it ready for immediate occupation.

Externally, the property benefits from an allocated parking space, a valuable feature so close to the town centre.

This appealing apartment would make an excellent permanent residence, investment opportunity or convenient coastal base, enjoying easy access to all the amenities and attractions that Llandudno has to offer.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





## Location

Located in the Victorian town of Llandudno.

Llandudno is a coastal holiday resort on the North Wales Coast and has a range of shopping facilities, train station, schools and hospital.

Accommodation Affords:

(Approximate measurements only)

Communal Ground Floor Entrance Hall:

With balustrade staircase leading off to first floor level.

First Floor Landing:

Doorway leading to apartment number 3; small lobby area with cloak hanging hooks; radiator and staircase leading up to second floor landing.

Lounge:

16'1" x 14'7" (4.92m x 4.45)

Double panel radiator; sash window to front elevation; wall mounted electric fire (not tested);

Dining Kitchen:

15'3" x 10'6" (4.66m x 3.22m )

Velux double glazed window overlooking rear; dining area; radiator; laminated floor; fitted range of modern base and wall units with worktops over; integrated dishwasher; plumbing for automatic washing machine; integrated oven; hob; and extractor hood; peninsula breakfast bar.



#### Bedroom 1:

14'6" x 11'3" (4.42m x 3.45m )

Radiator; velux window overlooking rear of property.

#### Bedroom 2:

11'5" x 7'5" (3.48m x 2.28m)

Radiator; laminated floor overlooking front of property.

#### Bathroom:

8'9" x 7'3" (2.69m x 2.21m )

Four piece suite comprising shower enclosure; panel bath; corner shower enclosure; pedestal wash hand basin; low level w.c.; wall and floor tiling; built in cupboard; inset lighting.

#### Outside:

Property benefits from allocated car parking space plus visitor car parking space;

#### Services:

Mains water; electricity; gas and drainage are connected to the property.

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

#### Proof of Identity:

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.

#### Agents Notes:

New Lease is 150 years from date of purchase. Service charges and ground rents will be agreed at time of contract.

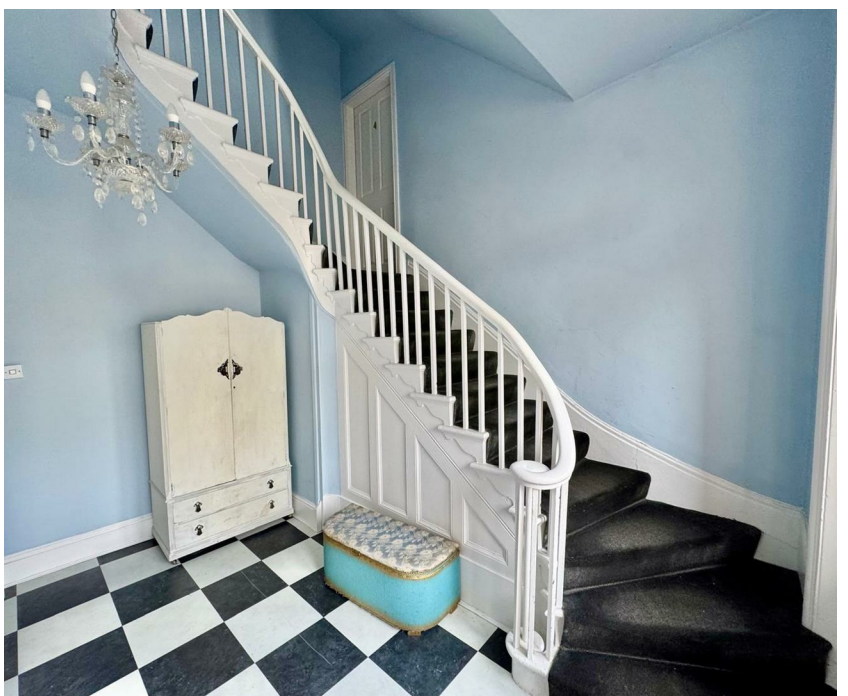
Investors may be interested in other apartments also available within block and in same ownership


#### Council Tax Band:

Conwy County Borough Council tax band A

#### Directions:

Continue into the town centre of Llandudno turn left onto Gloddaeth Avenue, take the first turning right after the travel lodge up Arfon Avenue and the property is a short distance on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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