

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

19 Marlborough Place, Vaughan Street, Llandudno, LL30 1AE



No Onward Chain £159,950



www.bdahomesales.co.uk

THIS CLEANLY PRESENTED PURPOSE BUILT FOURTH FLOOR 2 BEDROOM APARTMENT HAS LIFT AND PARKING IN THIS POPULAR DEVELOPEMENT BUILT BY WATKIN JONES IN 1995 WITH VIEWS OVER PARC LLANDUDNO AND HILLSIDE TOWARDS DEGANWY, SITUATED IN THE TOWN CENTRE AND 300 YARDS FROM THE PROMENADE. The accommodation briefly comprises:- security intercom to shared vestibule; shared hall; automatic lift and stairs to the fourth floor; self contained front door to hall; lounge/dining room with turret bay window; kitchen; two bedrooms and a 3 piece shower room. The property features electric heating where specified and upvc double glazed windows. Outside there is an allocated parking space in the main block on the first floor. The property is held on a Leasehold tenure over a 150 year term from September 1993 with an annual ground rent of £50. The maintenance charge for 2026 is approximately £130 per month.

The Accommodation Comprises:-

FRONT DOOR

With security intercom system to:-

SHARED VESTIBULE

Inner door to:-

SHARED HALL

Automatic lift and staircase to:-

FOURTH FLOOR

PERSONAL DOOR TO NO. 19

HALL

Economy 7 Heating, airing cupboard and immersion heater, separate cloaks cupboard, electric meter cupboard, security entry phone.

LOUNGE/ DINING ROOM 20'2" x 12'0" plus turret (6.15m x 3.67m plus turret)



Fisher electric heater plus economy 7 heater, upvc double glazed windows. Views to Parc Llandudno and hillside.



KITCHEN/ BREAKFAST ROOM 13'5" x 8'2" (4.11m x 2.50m)



Range of base, wall and drawer units with round edge work tops, single drainer sink, built in oven, 4 ring electric hob and cooker hood, plumbing for dishwasher, work tops, upvc double glazed window, hillside views.

BEDROOM 1 13'0" x 9'8" (3.98m x 2.95m)



Vanity built in wardrobe, drawers, dressing table and shelving, upvc double glazed window, hillside views.



BEDROOM 2 13'3" x 8'10" (4.04m x 2.70m)



Including built in wardrobe, hidden pull down double bed, drawers, dressing table, upvc double glazed window, hillside views.

3 PIECE SHOWER ROOM



With large walk in shower with electric 'Triton' shower and seat. pedestal wash hand basin, close coupled wc,, wall panelling, wall mounted electric heater.

FIRST FLOOR ALLOCATED PARKING SPACE



Shared storage room.

SEPARATE GARAGE BLOCK WITH VISITOR PARKING

COUNCIL TAX

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

TENURE

The property is held on a LEASEHOLD tenure over 150 years from 1993 with an annual ground rent of £50 per annum.

SERVICE CHARGE

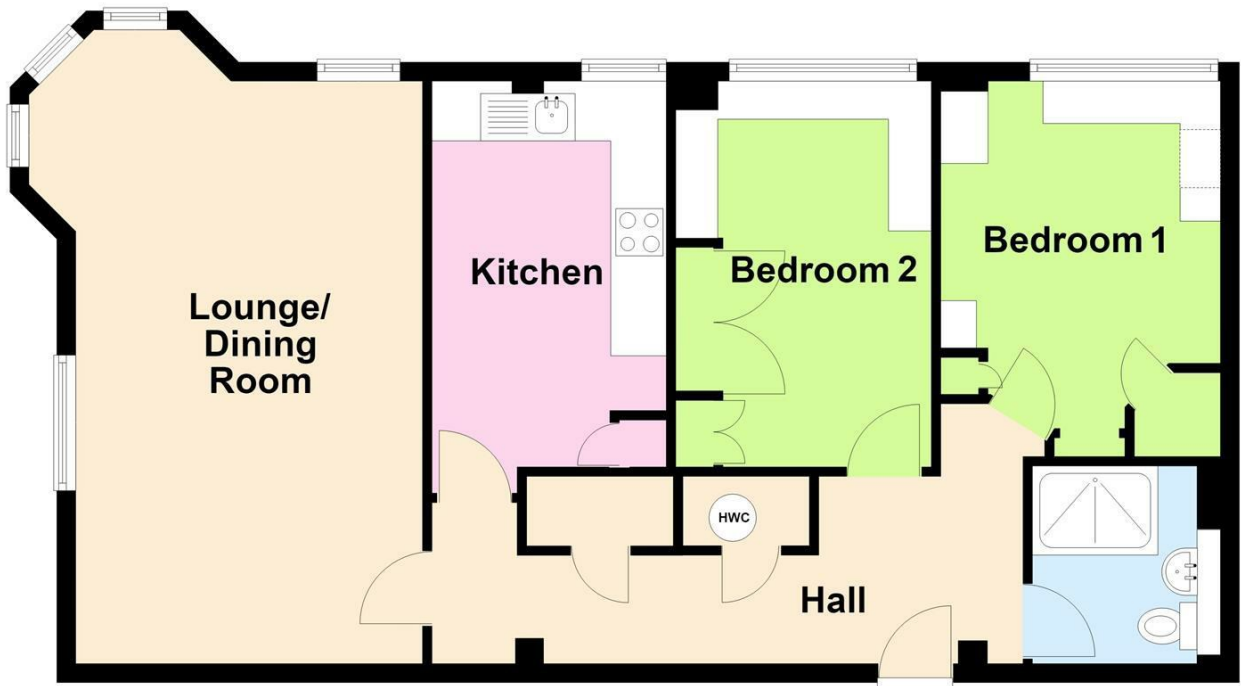
The service charge for 2026 is payable at £130 per month.



Fourth Floor

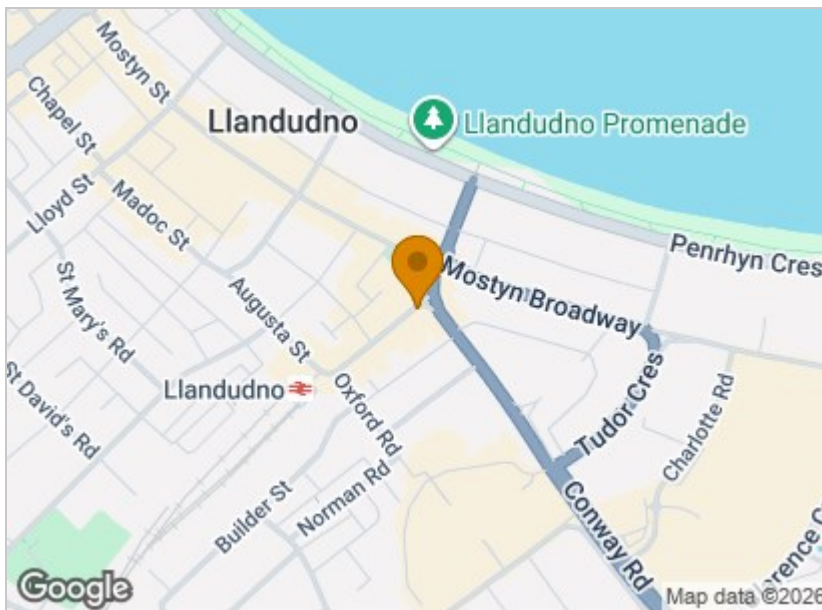
Approx. 76.1 sq. metres (818.8 sq. feet)

**Bryan Davies
& Associates**

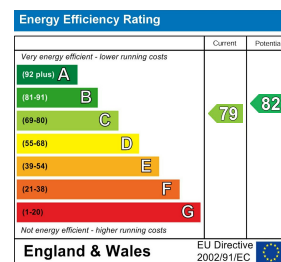


Total area: approx. 76.1 sq. metres (818.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office turn right and Marlborough Place is in front of you on the corner of Vaughan Street and Conwy Road. REF: A839 14/08/26

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.

