

**Bryan Davies
+ Associates**

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LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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Flat 3, Trinity Buildings, 4 Trinity Avenue, Llandudno, Conwy, LL30 2NQ



£139,950

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www.bdahomesales.co.uk

THIS IS A VERY NICELY PRESENTED SECOND FLOOR TWO BEDROOMED APARTMENT situated in the centre of town, close to all the local amenities including the railway station and the promenade. The accommodation briefly comprises:- front door to shared hall; stairs to second floor; self contained door to apartment 3; hall; two piece cloakroom; lounge opening to dining area; kitchen/breakfast room; 2 bedrooms and a 3 piece bathroom with over bath shower. The property features electric heating. The property is in a conservation area and is held on a Leasehold tenure over a 150 year term from 1989 with a service charge of £83 per month which includes the buildings insurance.

THE PROPERTY IS CURRENTLY REGISTERED AS AN HMO (House with multiple occupancy) under Section 257 of the Housing Act. In a block of 4 privately owned self-contained flats.

PETS ALLOWED SUBJECT TO PERMISSION
SUB-LETTING ALLOWED
HOLIDAY LETTING NOT ALLOWED

The Accommodation Comprises:-

Stairs to:-

SECOND FLOOR LANDING

PERSONAL DOOR TO FLAT 3A

HALL



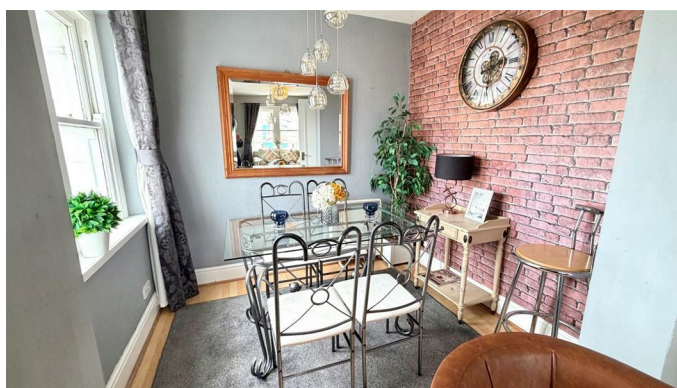
Laminate flooring, wall mounted security intercom entry phone.

LOUNGE 14'2" x 11'10" max to chimney breast (4.33m x 3.63m max to chimney breast)



Spacious and light lounge enjoying views over looking Trinity Square, laminate flooring, electric wall mounted heater, telephone point, archway through to dining room, double aspect glazed windows.

DINING AREA 8'1" x 6'9" (2.48m x 2.06m)



Archway through from lounge to dining area, laminate flooring, electric wall mounted heater, glazed window.

LOUNGE/DINING AREA



KITCHEN/BREAKFAST ROOM 14'2" x 12'7" (4.32m x 3.84m)



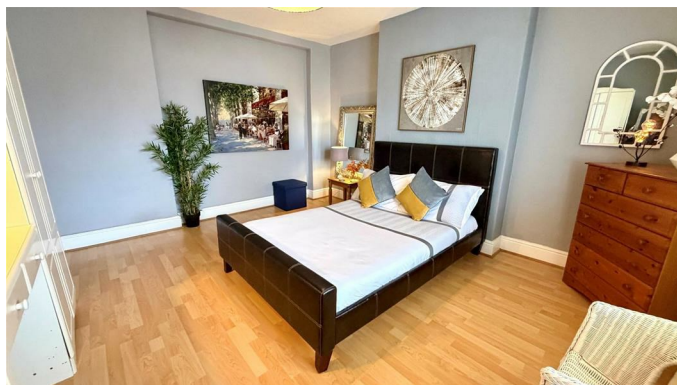
Fitted range of beech effect base and wall units with round edged work tops, single stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, recess for electric stove, electric heater, airing cupboard housing hot water cylinder, built in floor electric fan heater, laminate flooring, double glazed window.



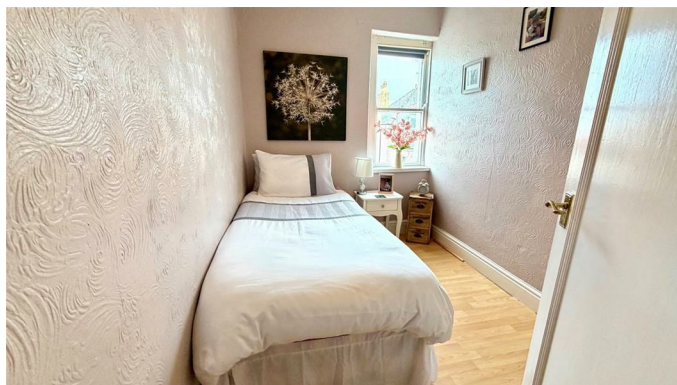
BEDROOM 1 14'0" x 12'11" (4.29m x 3.94m)



Front aspect views overlooking Trinity Square, laminate flooring, electric wall mounted heater, telephone point.

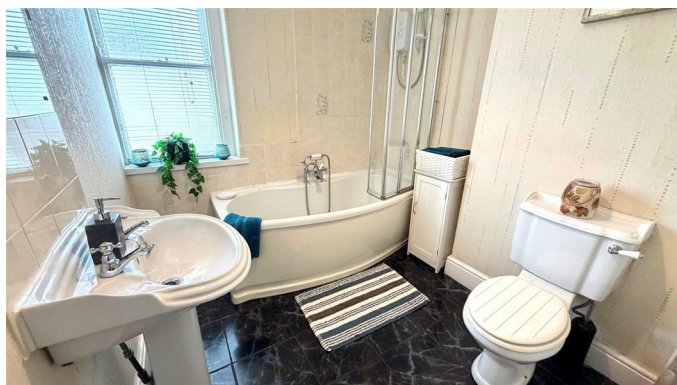


BEDROOM 2 9'2" x 6'8" (2.80m x 2.04m)



Electric wall mounted heater, glazed window.

3 PIECE BATHROOM



Panelled bath with mixer taps and electric 'Triton' shower over with folding side screen, pedestal wash hand basin, wc. light with shaver point, part tiled walls, tiled floor, glazed window.

SEPARATE WC



WC and pedestal wash hand basin, tiled splashback, upvc double glazed window, deep display sill.

OUTSIDE

PRIVATE YARD

For bin storage.

Parking permit can be applied for.

TENURE

The property is held on a LEASEHOLD tenure.

SERVICE CHARGES

Service Charge is £744.00 per annum payable monthly
£62.00

PLUS £252 Insurance per annum payable monthly
£21.00

COUNCIL TAX

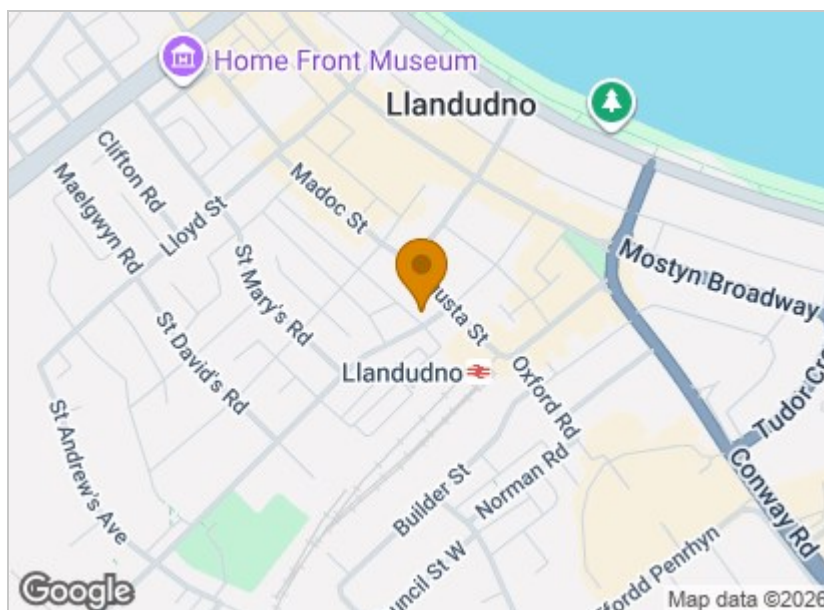
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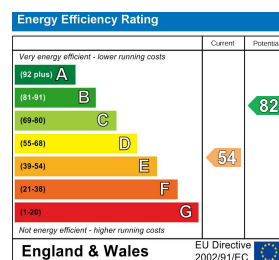
This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north at Mostyn Street, turn left at Trinity Church onto Trinity Square, at the traffic lights the property can be seen diagonally to the right above the hairdressers 'Jents'.
Ref A841 01/06/26 Rev 08/06/26

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.

