

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

Flat 4, Llys Y Capel, Deganwy Avenue, Llandudno, Conwy, LL30 2YW



No Onward Chain £121,000

 2  2  1  C

www.bdahomesales.co.uk

THIS SPACIOUS SECOND FLOOR PURPOSE BUILT TWO BEDROOM APARTMENT (C2007) and is situated on the level and convenient for all Llandudno amenities and promenade. The accommodation briefly comprises:- front door to the shared hall; staircase to the second floor; personal door to Apartment 4; hall; open plan lounge/dining/kitchen; principal bedroom with ensuite 3-piece shower room; double sized 2nd bedroom and 3-piece family bathroom. The property features upvc double glazed windows, electric heating. Outside - there is an allocated parking space. We understand the property is held on Leasehold Tenure over a 150 year term from 2007. There is a Ground Rent payable of £200.00 per annum for the first 25 years, increasing every 25 years after. Maintenance charge is £1,525.00

THERE IS NO LIFT IN THE BUILDING
NO PETS ALLOWED
NO SMOKING ALLOWED
NO HOLIDAY LETTINGS
SUBLETTING ALLOWED

The Accommodation Comprises:-

Secure FRONT DOOR into:-

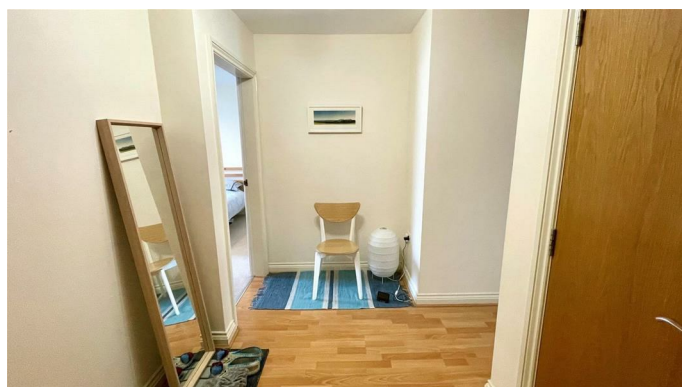
COMMUNAL ENTRANCE HALL
With post boxes.

Stairs to upper floors.

SECOND FLOOR

PERSONAL DOOR TO APARTMENT 4

ENTRANCE HALL



Storage cupboard housing the hot water heating system and electric consumer trip switch unit.

OPEN PLAN LOUNGE/DINING/KITCHEN 25'7" x 10'0" - plus bay (7.82m x 3.05m - plus bay)



LOUNGE AREA



T.V and sky aerial points, 2 electric heaters, telephone point, wall mounted video entry system. Front aspect upvc double glazed bay window.

KITCHEN AREA



With range of fitted base, wall and drawer units with rolled worktops, additional built-in island with base units, worktops and seating area. Inset stainless steel sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, plumbing for a washing machine, space for fridge/freezer, side aspect upvc double glazed windows, laminate flooring.

BEDROOM 1 12'0" x 11'6" (3.68m x 3.51m)



Wall mounted electric heater, upvc double glazed window.

EN-SUITE SHOWER ROOM



Large shower stall with electric shower, tiled walls and sliding screen door, pedestal wash hand basin, low level w.c, heated towel rail, extractor fan. floor tiling, shaver point.

BEDROOM 2 15'5" x 9'1" (4.72m x 2.77m)



Wall mounted electric heater, front aspect upvc double glazed window.

BATHROOM



Panelled bath with mixer tap, shower fitment, low level w.c, pedestal wash hand basin, heated towel rail, shaver point, extractor fan, part tiled walls, floor tiling.

OUTSIDE

One allocated parking space. Visitors parking.

COMMUNAL REFUSE STORAGE ROOM

COMMUNAL ELECTRIC METER ROOM

TENURE -

LEASEHOLD - over a 150 year term from 2007. There is a Ground Rent payable of £200.00 per annum for the first 25 years, increasing every 25 years after. Maintenance charge is £1,525.00

COUNCIL TAX BAND

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

Second Floor

Approx. 71.7 sq. metres (772.2 sq. feet)



**Bryan Davies
& Associates**

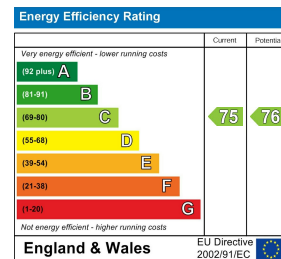


Total area: approx. 71.7 sq. metres (772.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office continue north along Mostyn Street and turn left at the HSBC Bank on to Lloyd Street and take the third turning on the right into Deganwy Avenue and the property is on the left hand side within 80 yards. REF: A733 24/06/25 Rev 21/01/26

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.

