

**Bryan Davies
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**AUCTIONEERS
●
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Conwy, LL30 1YD**



No Onward Chain £258,000

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www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT was built by Beech Homes circa 2003 in a slightly elevated position with views to the Great Orme and Llandudno Bay to the front and views up onto Nant Y Gamar mountain to the rear, situated within 400 yards of the promenade, close to Craig Y Don shops and approximately 1½ miles to Llandudno Town Centre. The accommodation briefly comprises: front door to shared hall; stairs to first floor landing; personal door to No. 32; hallway leading to a dining hall with Juliet balcony; kitchen with range of modern units and built in appliances; double aspect lounge with views; principal bedroom with en-suite three piece shower room; second double sized bedroom with en-suite Jack and Jill four piece bathroom including separate shower stall; bedroom three. The property features gas fired central heating and upvc double glazed windows. Outside - shared gardens to front and rear and drive for off road parking leads to a single car garage. The property is held on a LEASEHOLD tenure over a 150 year term from 01.01.2002

SERVICE CHARGE AWAITED
PETS ALLOWED
NO HOLIDAY LETS
LONG TERM LETS PERMITTED

The Accommodation Comprises:

FRONT DOOR to:-

ENTRANCE HALL

Stairs lead to:

FIRST FLOOR LANDING

Personal door to number 32.

HALL

Wall mounted security intercom video entry phone, telephone point, wood effect flooring, double cloaks cupboard, coving, radiator, upvc double glazed window to front.

DUAL ASPECT LOUNGE 15'7" x 11'3" (4.77m x 3.45m)



Fire surround with electric fire, tv point, coving, telephone point, double radiator, double aspect upvc

double glazed windows with views to the sea and the Great and Little Ormes.

INNER HALL/ DINING AREA 15'1" x 7'11" (4.61m x 2.43m)



Wood effect flooring, built in storage cupboards, coving, double opening upvc double glazed doors to Juliet balcony, radiator, view to Nant Y Gamar mountain.

VIEW TO NANT Y GAMAR MOUNTAIN



KITCHEN/ BREAKFAST ROOM 12'1" x 9'11" (3.70m x 3.04m)



Fitted light Beech effect fronted base, wall and drawer units with round edge worktops, inset one and a half bowl sink unit. plumbing for washing machine, integrated appliances include double electric 'Hotpoint' oven and 4 ring gas hob with stainless steel canopy over, integrated 'White Knight' dishwasher, space for fridge/freezer, under unit lighting, wall and

floor tiling, telephone and tv point, larder cupboard with shelving, cupboard housing 'Vaillant Ecofit Pure' combination gas fired central heating boiler, upvc double glazed window.



PRINCIPAL BEDROOM 14'3" x 13'4" max (4.36m x 4.07m max)



Three built in double storage cupboards/wardrobes with shelving and hanging rails, tv point, radiator, access to roof space, upvc double glazed window to front with view to the Great Orme.



VIEW TO THE GREAT ORME



EN SUITE 3 PIECE SHOWER ROOM



White suite comprising tiled shower stall with mains shower, pedestal wash hand basin, close coupled wc, extractor, non slip flooring, shaver light, tiling, recessed downlighters, radiator.

BEDROOM 2 12'1" x 11'0" (3.70m x 3.36m)



2 built in double wardrobes with hanging rails and shelving, tv point, radiator, upvc double glazed side window.



GARAGE 18'3" x 8'5" (5.58m x 2.57m)

Automatic up and over door, power, light and water connected.

TENURE

The property is held on a LEASEHOLD tenure over a 150 year term from 01.01.2002

SERVICE CHARGE AWAITED

COUNCIL TAX

is 'B' as obtained from www.conwy.gov.uk

EN-SUITE JACK AND JILL 4 PIECE BATHROOM



Accessed from the dining hall and bedroom 2.

White suite comprising panelled bath, tiled shower stall with electric 'Mira' shower, pedestal wash hand basin, close coupled wc, ladder style towel rail, wall and floor tiling, shaver point, extractor, recessed downlighters, upvc double glazed window.

BEDROOM 3 8'8" x 7'9" (2.66m x 2.38m)



Telephone point, upvc double glazed window, radiator.

OUTSIDE

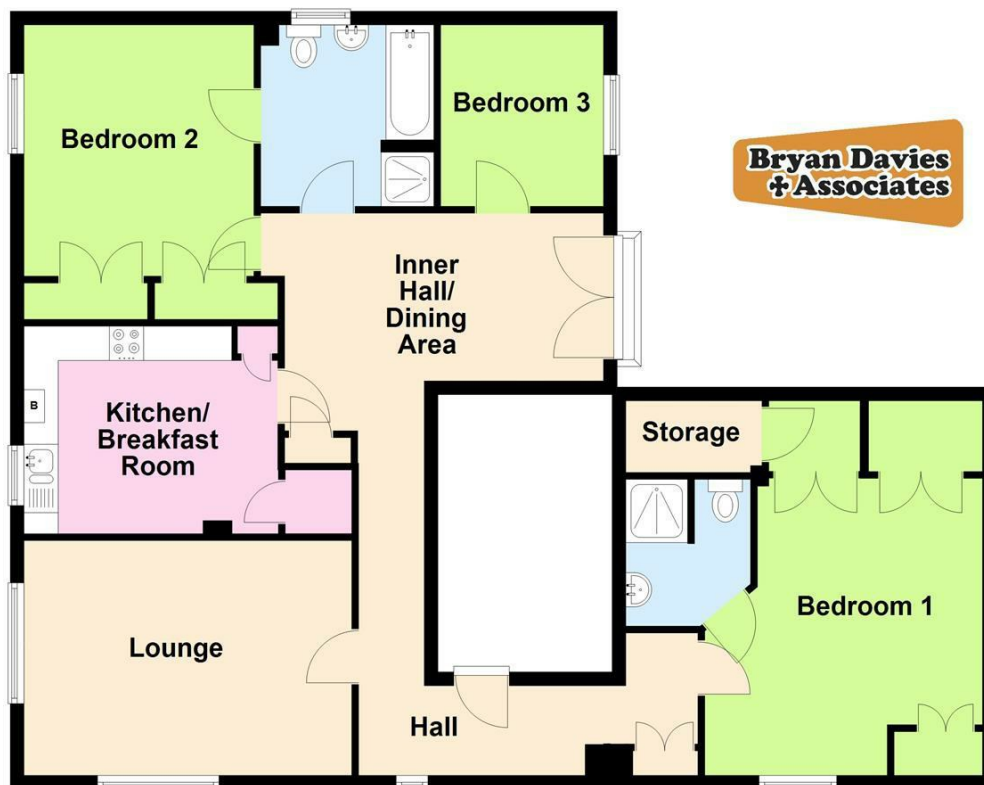
COMMUNAL GARDENS TO THE FRONT AND REAR with drying areas, patio and bins area.

ONE ALLOCATED PARKING SPACE

For the apartment to the front of the garage.

First Floor

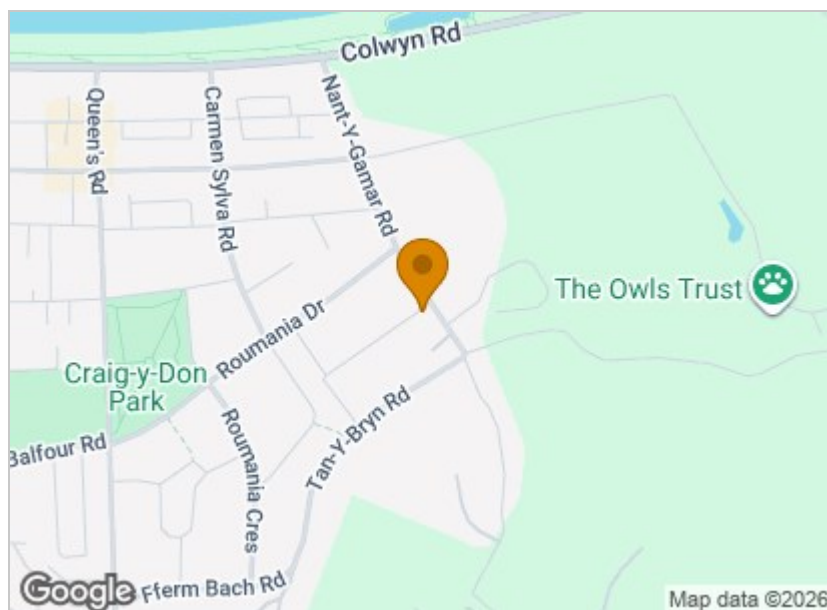
Approx. 110.1 sq. metres (1185.0 sq. feet)
(excluding Balcony)



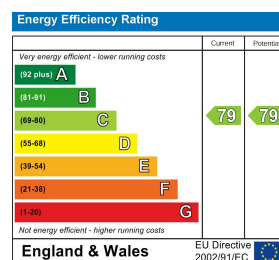
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Total area: approx. 110.1 sq. metres (1185.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed towards the promenade, turn right heading for Craigside, at the corner of ATS garage and Bodafon Fields turn right onto Nant Y Gamar Road, take the fifth turning on the right into St Margarets Drive and the property is on the corner on the left. Ref A903 12/05/2026 rev 27/06/26

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.

