

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

43 Caroline Road, Llandudno, Conwy, LL30 2TY



Offers In Excess Of £300,000

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www.bdahomesales.co.uk

THIS SEMI DETACHED 2½ STOREY PROPERTY HAS BEEN SUB DIVIDED INTO FIVE, ONE AND TWO BEDROOM APARTMENTS AND IS BEING SOLD AS A GOING CONCERN - WITH TENANTS ON SHORTHOLD TENANCY AGREEMENTS. Situated on the level, within easy walking distance of Llandudno's amenities and the Promenade. The accommodation briefly comprises:- shared hall; ground floor studio Apt 1 with bedsitting room and en-suite 3-piece shower room; ground floor apt 1A - lounge; kitchen; 2-piece washroom; rear porch; double sized bedroom and en-suite 3-piece shower room; first floor; Apt 2 comprises of 2 separate rooms of a lounge/kitchen with separate bedroom and en-suite 3 piece bathroom with an overbath shower; Apt 3 on the first floor is a lounge/kitchen; en-suite 3-piece shower room; separate double bedroom; second floor; Apt 4 comprises lounge/kitchen; 2 bedrooms and a 3-piece bathroom. Apt 1, 2 and 3 are electrically heated and Apts 1a and 4 have gas fired central heating from combination boilers. The property also features the majority of upvc double glazed windows.

THE PROPERTY IS BEING SOLD AS A GOING CONCERN FOR INVESTORS.

PARKING FOR UP TO 4 CARS TO SIDE PLUS A GARAGE

The Accommodation Comprises:-

COMMUNAL Upvc Double Glazed FRONT DOOR to:-

PORCH

Electric meter cupboard, letterboxes, double opening glazed doors to:-

COMMUNAL HALL

Economy 7 heater.

GROUND FLOOR APARTMENT 1

STUDIO/BEDSITTING ROOM



KITCHEN



2 Economy 7 heaters, upvc double glazed bay window.

EN-SUITE TILED 3-PIECE SHOWER ROOM

Wood effect flooring, extractor.

GROUND FLOOR APARTMENT 1A

LOUNGE



With fireplace and display shelving, double radiator, window with deep display still, understairs meter cupboard.

KITCHEN



Fitted range of base, wall and drawer units with round edge worktops, space for cooker, fridge/freezer and plumbing for a washing machine, wall tiling, wood effect flooring. Door to:-

SIDE PORCH

With storage area, rear access door. Access to paved courtyard area and gated rear access. Door from the lounge to:-

SIDE HALL

Plumbing for a washing machine 'Ideal Logic' combination central heating and hot water boiler, double radiator, upvc double glazed door.

BEDROOM



Built-in storage cupboard, coving, upvc double glazed window.

EN-SUITE 3-PIECE SHOWER ROOM



With radiator, extractor, wood effect flooring.

SEPARATE 2 PIECE WASHROOM

Off the kitchen, window.

A staircase from the Entrance Hall leads to:-

APARTMENT 2 (SPLIT NOT SELF CONTAINED)

LOUNGE/KITCHEN



Economy 7 heater, base, wall and drawer units, upvc double glazed window.

SEPARATE DOUBLE BEDROOM



Economy 7 heater.

EN-SUITE 3-PIECE BATHROOM



With electric shower over, upvc double glazed window.

APARTMENT 3 (Tenant preferred no photographs)

LOUNGE/KITCHEN

EN-SUITE 3-PIECE SHOWER ROOM

Economy 7 heater , upvc double glazed bay window.

SEPARATE BEDROOM

Upvc double glazed window, electric heater.

APARTMENT 4 - (Tenant preferred no photographs)

KITCHEN/LOUNGE

Single glazed, 'Ideal Logic' combination central heating and hot water boiler.

BEDROOM 1 (DOUBLE)

Upvc double glazed window, double radiator.

BEDROOM 2 (DOUBLE)

3-PIECE BATHROOM

OUTSIDE



Parking to the rear for 4 cars dependent on the size.

FRONT GARDEN

Walled, paved front garden.

SEPARATE SINGLE CAR FABRICATED CONCRETE GARAGE

TENURE - FREEHOLD

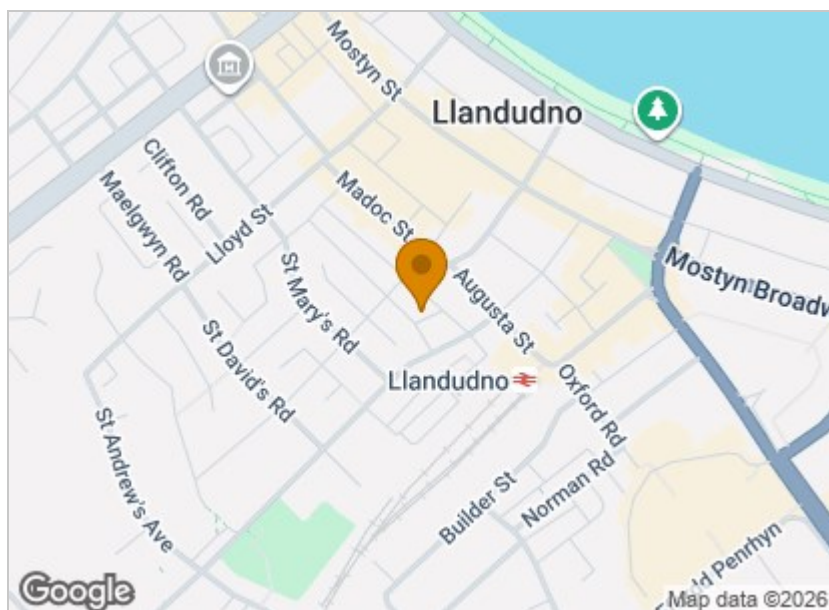
CONWY COUNCIL TAX

Each flat is band 'A' obtained from www.conwy.gov.uk

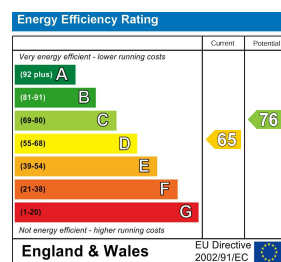
ENERGY PERFORMANCE CERTIFICATES

FLAT 1 - Energy rating is D - Current 65 D Potential 76 C
FLAT 1A - Energy rating is D -Current 67 D Potential 78 C
FLAT 2 - Energy rating is D -Current 59 D Potential 76 C
FLAT 3 - Energy rating is D -Current 68 D Potential 80 C
FLAT 4 - Energy rating is D -Current 61 D Potential 69 C

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street turning first left into Trinity Square, continue through the traffic lights take the second turning on the right onto Caroline Road, the property can be viewed on the right hand side within 70 yards
REF: A644 25/02/25 Rev 02/01/26

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.

