

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

36 Ormeside Grange, Gloddaeth Street, Llandudno, Conwy, LL30 2DF



No Onward Chain £115,000



www.bdahomesales.co.uk

IN A POPULAR PURPOSE BUILT BLOCK OF RETIREMENT APARTMENTS, THIS BEING A THIRD FLOOR ONE BEDROOM APARTMENT ON THE REAR BUILT WITHIN 300 YARDS OF LLANDUDNO TOWN SHOPPING AND 400 YARDS FROM THE PROMENADE.

The accommodation briefly comprises:- hall with cloaks cupboard and electric water heater; lounge/dining room; archway to the re-fitted kitchen with base, wall and drawer units, built-in oven, hob and cooker hood; fridge/freezer; bedroom with built-in wardrobes; re-fitted three piece shower room. The property features upvc double glazed windows and recently laid new carpets.

There is a guest suite subject to availability.

The property is held on Leasehold Tenure over a 125 year term from 01/01/1990 with a Ground Rent of £135 per annum rising to £210.

The accommodation comprises:-

Lift & stairs to SECOND FLOOR

PERSONAL DOOR INTO APARTMENT 36

HALL



Coved ceiling, wall mounted video intercom entry phone and emergency system, storage cupboard with double opening mirror fronted folding doors, shelving and hanging rail, electric hot water heater.

LOUNGE/DINING ROOM 18'11" x 10'3" (5.78m x 3.14m)



Upvc double-glazed window, three wall light points, T.V. and satellite points, fire surround with marble back, hearth and electric fire.

KITCHEN 6'11" x 6'11" (2.11m x 2.11m)



Recently installed base, wall and drawer units with worktops incorporating single drainer sink, built-in oven, four ring electric hob, integrated fridge/freezer, extractor fan.

BEDROOM 13'10" x 8'10" (4.24m x 2.70m)



Including two fitted double wardrobes, two wall light points, T.V. point, coved ceiling, upvc double glazed window.

RE-FITTED THREE PIECE SHOWER ROOM



White suite comprising large double shower stall with electric shower, vanity wash hand basin with display shelving, w.c., heated towel rail, extractor fan, emergency pull cord.

RECEPTION AREA



COMMUNAL LOUNGE AREA



TENURE

The property is held on a LEASEHOLD tenure - over a 125 term from 01/01/1990 with a ground rent of £135 per annum rising to £210.

MAINTENANCE CHARGE

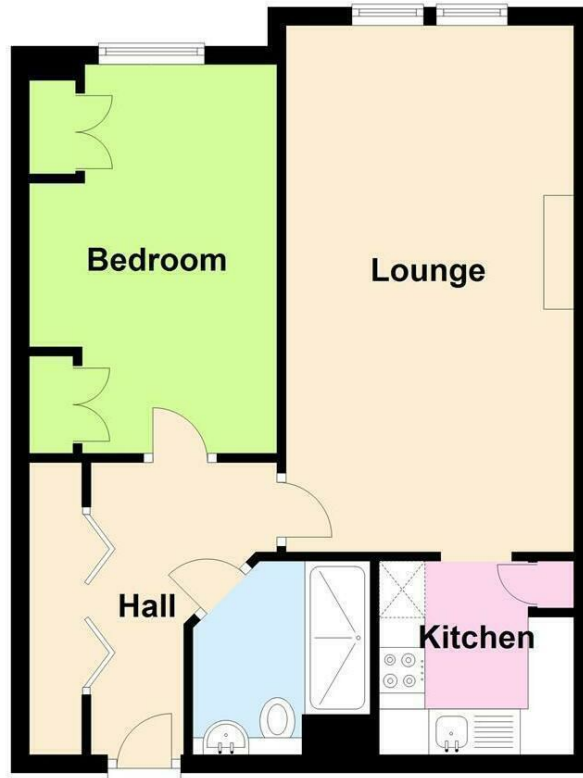
For 2026 is approximately £272 per month including building insurance.

COUNCIL TAX BAND

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

Top Floor

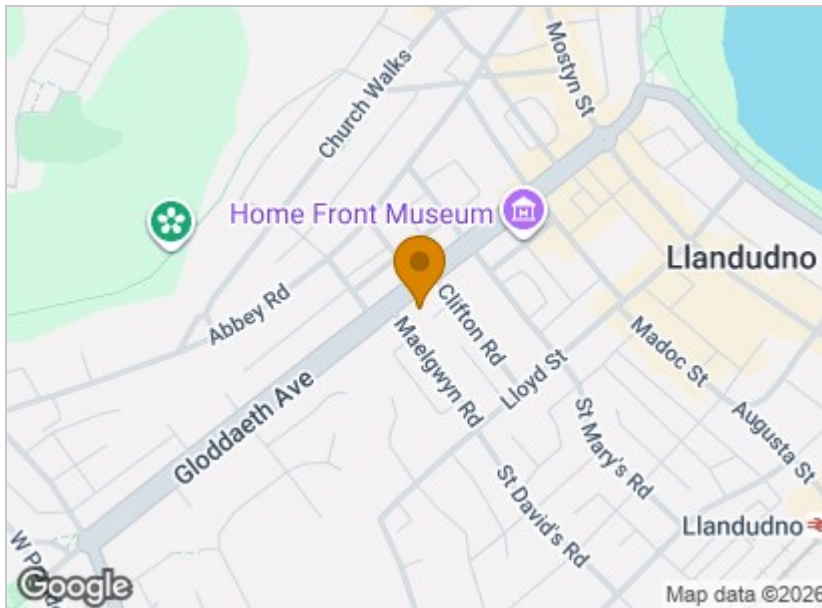
Approx. 46.4 sq. metres (499.5 sq. feet)



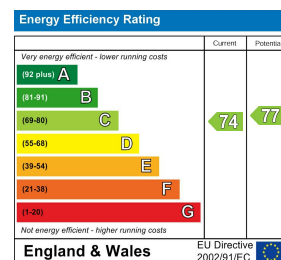
**Bryan Davies
+ Associates**

Total area: approx. 46.4 sq. metres (499.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street to the Millennium Clock roundabout and turn left onto Gloddaeth Street and the property can be viewed within approximately 350 yards on the left hand side. A958 24/08/26

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.

