

**Bryan Davies  
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AUCTIONEERS  
●  
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No Onward Chain £130,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS LOVELY AND QUIRKY ONE BEDROOM PENTHOUSE PURPOSE BUILT APARTMENT is ideally situated in the Town Centre and within 300 yards of the Promenade. The accommodation briefly comprises:- security intercom to shared vestibule; shared hall; automatic lift and staircase to the top floor; self contained door to Apartment 30 ; hall; lounge/dining room with the dining area in the turret with views over Llandudno and to the sea; kitchen; one bedroom and a 3-piece shower room. The property features electric heating, upvc double glazed windows and a secure parking space on the first floor. The property is held on Leasehold Tenure over a 150 year term from September, 1993 with an annual ground rent of £50.00. The service charge for 2025 is £1,450.00.

NO PETS ALLOWED  
NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises:-

#### FRONT DOOR

With security intercom system to:-

#### SHARED VESTIBULE

Inner door to:-

#### SHARED HALL

Automatic lift and staircase to:-

#### TOP FLOOR

#### SELF CONTAINED DOOR TO NO. 30

#### HALL

Economy 7 heater, security entry phone, airing cupboard with immersion heater, electric meter cupboard.

LOUNGE 15'3" x 14'0" - average measurement (4.65m x 4.28m - average measurement)



Sloping ceiling, Velux double glazed skylight window, 2 economy 7 heaters, square arch to the:-

TURRET/DINING AREA 7'5" x 7'5" (2.28m x 2.28m)



Octagonal shaped with 5 upvc double glazed windows and views to the sea, Little and Great Ormes and as far as Anglesey.



KITCHEN 8'0" x 7'4" (2.44m x 2.24m )



Base, wall and drawer units with round edge worktops, single drainer sink unit with bi-flo tap, built-in oven, 4 ring electric hob, wall tiling, economy 7 heater, upvc double glazed window, sea and Great Orme views.

#### BEDROOM 11'6" x 9'6" (3.53m x 2.90m )



Sloping ceiling, upvc double glazed window, Great Orme and sea view, electric wall heater.

#### 3-PIECE SHOWER ROOM



In White, part tiled walls, wall mounted electric heater.

#### PARKING

There is an allocated parking space in the main building on the first floor, also a shared secure storage room.

There is also an additional overflow or visitors car park in a separate building off Garage Street, but this is on a first come, first served basis.

#### TENURE

The property is held on LEASEHOLD Tenure over a 150 year term from September, 1993 with an annual ground rent of £50.00 per annum.

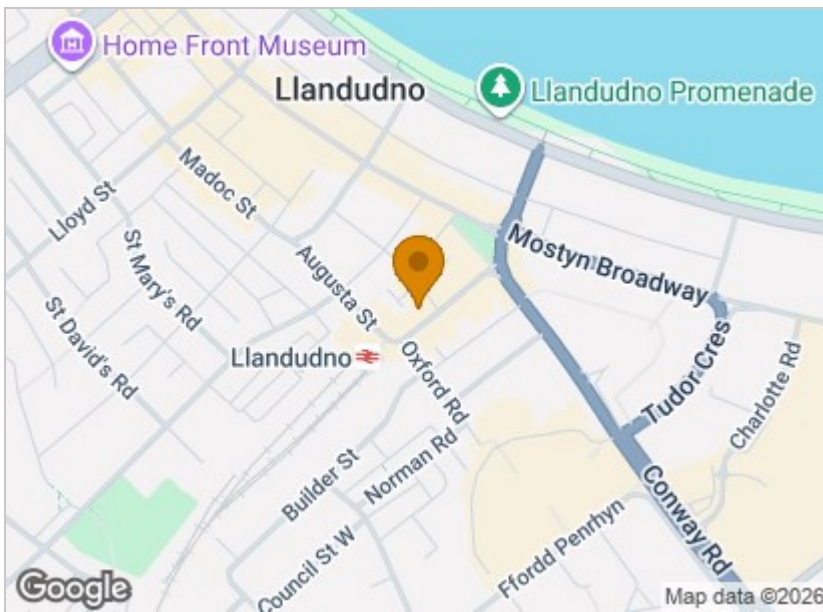
#### SERVICE CHARGE

The service charge for 2025 is £1,450.00.

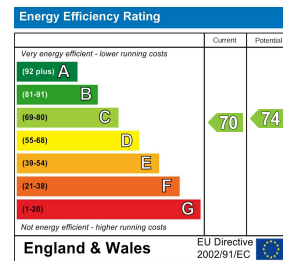
#### COUNCIL TAX BAND

Is 'C' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office turn right and Marlborough Place is in front of you on the corner of Vaughan Street and Conwy Road. REF: A801 06/11/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

