Bryan Davies + Associates

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AUCTIONEERS
•
ESTATE AGENTS

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# 41 Ormeside Grange, Gloddaeth Street, Llandudno, LL30 2DF

## £148,000

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IN A POPULAR PURPOSE BUILT BLOCK OF RETIREMENT APARTMENTS, THIS BEING ON THE TOP FLOOR, THIS TWO BEDROOM APARTMENT HAS BEEN UPGRADED BY THE PRESENT OWNERS AND IS SITUATED 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; door to the kitchen; principal bedroom; second bedroom and a modern three piece shower room. The property features 'Economy 7' heating and upvc double glazed windows.

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 £135.00 rising to £210.00.

Maintenance Charge for 2026 paid monthly and is approximately £293.00 which includes building insurance.

MUST BE OVER 55

## The accommodation comprises:

### COMMUNAL ENTRANCE

With security intercom entry system to communal entrance and shared lounge facilities.

### STAIRCASE AND LIFT TO THIRD FLOOR

### DOOR TO APARTMENT 41

### HALL

Coving, dado rail, access to roof space, wall mounted security intercom video entry phone, double mirror fronted cupboards with bi-folding door for storage, wall mounted electric water heater.

### OPEN PLAN LOUNGE/DINING ROOM

Coving, two wall light points, side aspect upvc double glazed windows.

### LOUNGE AREA 18'10" x 10'3" (5.75m x 3.14m)

### VIEW FROM LOUNGE

### DINING AREA 72'6" x 6'2" (22.1m x 1.89m)

Door through to:

## KITCHEN 6'11" x 6'11" (2.13m x 2.11m)

Fitted range of grey fronted base, wall and drawer glass fronted and corner display units, under unit lighting, round edge worktops incorporating single drainer sink unit and mixer tap, integrated 'New World' electric oven and four ring ceramic hob with 'Bosch' cooker hood over, space for fridge/freezer, wall tiling, coving.

## PRINCIPAL BEDROOM 13'8" x 8'11" (4.19m x 2.73m)

Coving, wall mounted 'Economy 7' heater, emergency pull cord, side aspect upvc double glazed windows.

## BEDROOM 2 13'8" x 6'2" (4.19m x 1.88m)

Wall light, wall mounted 'Economy 7' heater, side aspect upvc double glazed window.

## TILED 3 PIECE SHOWER ROOM

Double sized shower stall with electric 'Mira' shower and shower screen, wash hand basin, low flush w.c., display shelving, part panelled walls, recessed display lighting, extractor, heated towel rail, wall mounted electric heater.

## RECEPTION AREA

## COMMUNAL LOUNGE AREA

## TENURE

The property is held on Leasehold Tenure over a 125 year term from 01/01/1990 with a Ground Rent of £135.00 rising to £210.00.

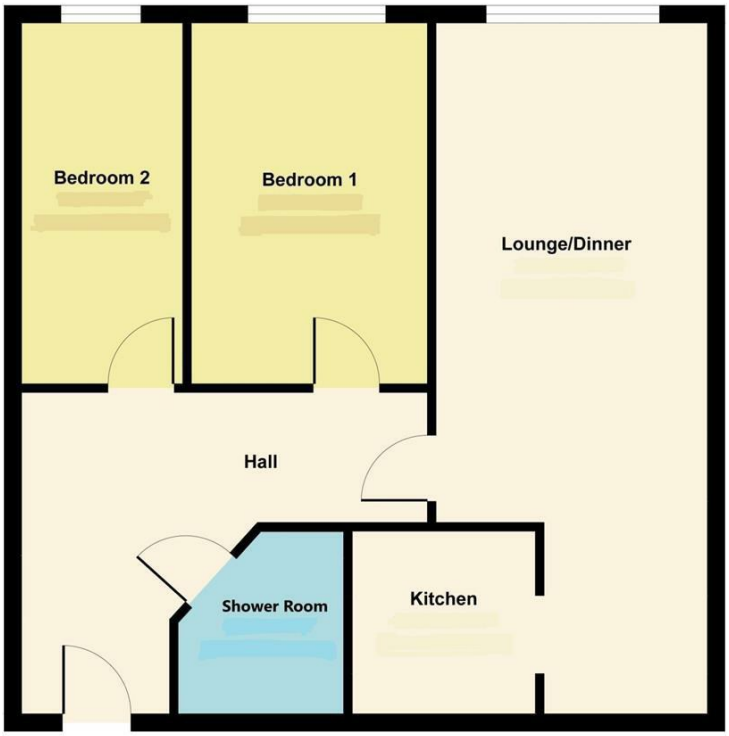
## MAINTENANCE CHARGE

Maintenance Charge for 2026 paid monthly is approximately £293.00 which includes building insurance.

## COUNCIL TAX

COUNCIL TAX BAND Is 'D' obtained from www.conwy.gov.uk

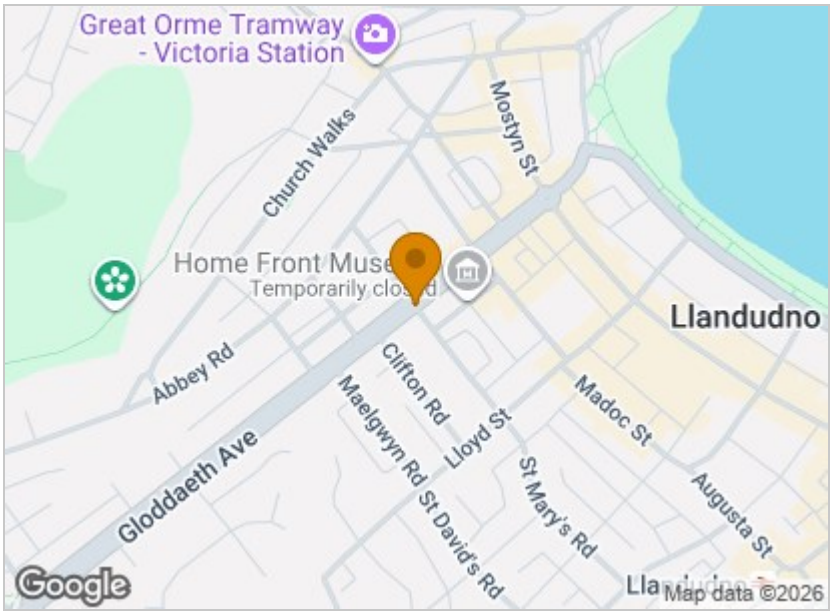
Apt 41 Ormeside Grange



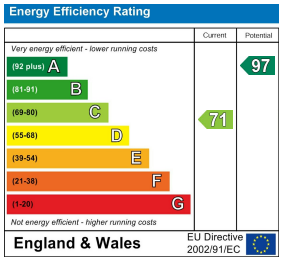

First Floor
Approximate Floor Area
678 sq. ft
(62.98 sq. m)

Approx. Gross Internal Floor Area 678 sq. ft / 62.98 sq. m
Not to Scale. For illustration purposes only.
Produced by Elements Property

## 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. A784 25/09/25 REV 08/10/26

**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.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.