Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

25 Garth Court, Abbey Road, Llandudno, Conwy, LL30 2HF

£210,000

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THIS IS A LOVELY GROUND FLOOR PURPOSE BUILT APARTMENT situated close to all local amenities including the Promenade and Pier, in a slightly elevated position with limited views to the Little Orme and Snowdonia range, benefitting from an open plan single car garage. The accommodation briefly comprises:- front door to shared hall; ground floor personal door to apartment 25; hall; 2 piece cloakroom; double aspect lounge; re-fitted kitchen with arch to dining room; 2 double bedrooms; modern 3-piece bathroom with over bath shower. The property features electric underfloor heating and upvc double glazed windows. Outside - communal garden, patio areas and visitors parking. Open plan single car garage.

The accommodation comprises:-

COMMUNAL FRONT DOOR TO:-

SHARED HALL

PERSONAL DOOR TO APARTMENT 25

HALL

Security entry phone, linen cupboard, 'Steibel Eitron' water heater.

2 PIECE CLOAKROOM

In white, floor tiling, storage cupboard.

DOUBLE ASPECT LOUNGE 16'3" x 13'0" (4.97m x 3.97m)

Fire surround, electric heater, upvc double glazed windows, limited views to the Little Orme and Snowdonia Range.

KITCHEN

Range of modern base, wall and drawer units, worktops, stainless steel 1½ bowl sink unit with mixer taps, built in electric oven, induction hob, upvc double glazed window, built in washing machine, integrated fridge/freezer.

Archway to:

DINING ROOM 11'11" x 8'1" (3.64m x 2.47m)

Upvc double glazed window.

BEDROOM 1 12'2" x 11'10" (3.71m x 3.63m)

Upvc double glazed window.

BEDROOM 2 11'1" x 10'0" (3.4m x 3.07m)

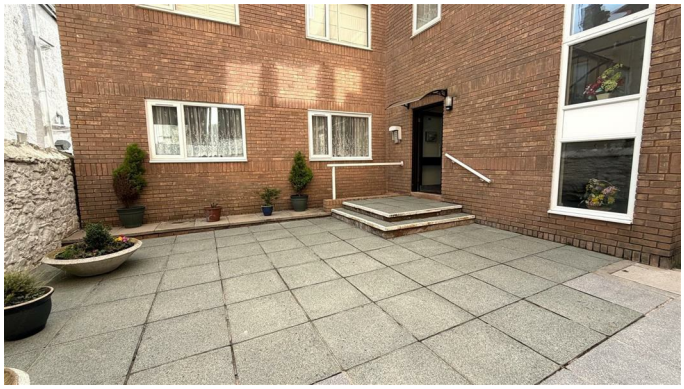
Upvc double glazed window.

BATHROOM

Panel bath with electric shower over, pedestal wash hand basin and close coupled wc in white, electric towel rail, wall tiling.

OUTSIDE

Small shared garden and patio areas.



OPEN PLAN GARAGE

TENURE

The apartment is held on a LEASEHOLD tenure over a 2000 year term from 1919 with an annual ground rent of £20.00 which is included in the maintenance charge.

MAINTENANCE CHARGE

Each flat is a share holder in GARTH COURT (LLANDUDNO) LTD. Maintenance charges are shared equally between the owners of each flat (1/28th). The maintenance charge is £225 per month from 2026.

COUNCIL TAX

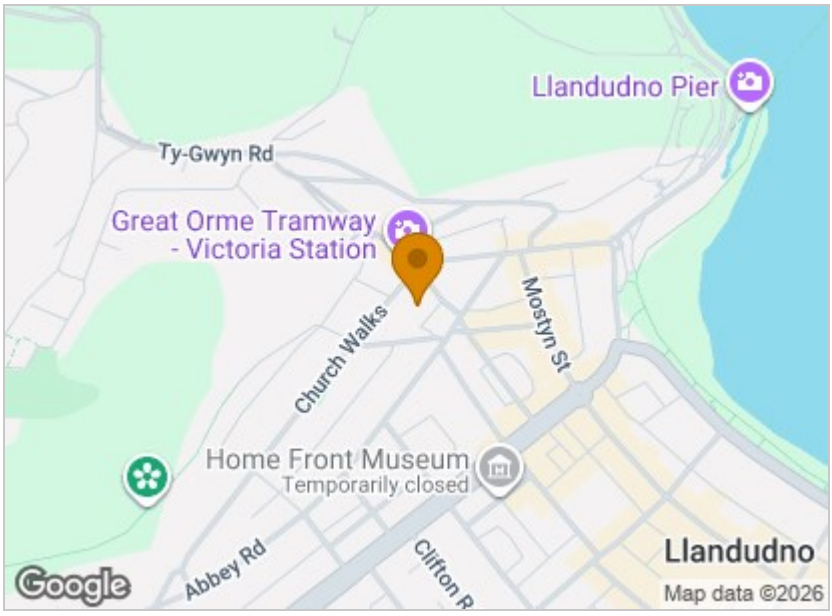
Is 'D' as obtained from www.conwy.gov.uk.

Ground Floor

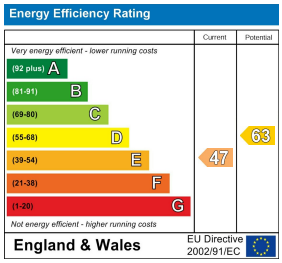
Approx. 85.4 sq. metres (919.0 sq. feet)

Total area: approx. 85.4 sq. metres (919.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, over the roundabout and onto Upper Mostyn Street, turn left onto Llewelyn Avenue, at the top of this road Garth Court can be viewed on the right hand side with access to the parking area. Ref A867 17/03/26 Rev 07/10/26

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.