



24 Parc Bodafon

Llandudno LL30 1BQ

£185,000

An immaculately presented newly built ground floor self contained apartment in this popular new development on the outskirts of Llandudno.

Tenure: Leasehold - EPC: B - Council Tax: B

Parc Bodafon is the newly built executive style development located on the edge of Craig y Don in a highly desirable and convenient location. The property offers all the comforts and benefits one would expect from a modern newly built home. Off road parking and electric vehicle charger provided, central heating and double glazing. Private side garden with privacy fencing and patio area. Affording Reception Hall, Lounge, Dining Kitchen, Bedroom, Bathroom.

VIEWING HIGHLY RECOMMENDED.



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>


IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Located within walking distance of the Victorian town of Llandudno.

Llandudno is a coastal holiday resort on the North Wales Coast and has a range of shopping facilities, train station, schools and hospital.

Reception Hall

Composite double glazed front door, two built in store and cylinder cupboards, radiator

Large open plan Living & Dining Kitchen
22'2" x 11'1" (6.76m x 3.38m)

Lounge with two radiators, media point, uPVC double glazed window overlooking front.

Breakfast Kitchen - fitted range of base and wall units with complimentary worktops, stainless steel oven, four ring gas hob, canopy stainless steel extractor above. Built-in cupboard housing boiler, integrated fridge/freezer and plumbing for automatic washing machine, 1.5 bowl single drainer sink with mixer tap, floor tiling. uPVC double glazed French doors leading onto side garden and patio.

Bedroom 1

11'5" x 11'5" (3.50m x 3.48m)

uPVC double glazed window overlooking side, radiator, media point.



Bathroom

7'5" x 6'5" (2.27m x 1.96)

Three piece suite, comprising panelled bath with shower above, shower screen, pedestal wash hand basin, low level w.c. ladder style heated towel rail, uPVC double glazed window to rear, floor and wall tiling.

Outside

Front car parking space with electric vehicle charger, small garden area and access leading to large side grassed garden with high level fencing, providing privacy, flagged patio.

Tenure

Leasehold (full details being obtained)

Services

Mains water, electricity, gas and drainage are connected to the property.

Viewing

By appointment through the Agents Iwan M. Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:

Conwy County Borough Council tax band 'B'

Directions

From Craig y Don, continue right to the very end towards Bodafon Fields on the right hand side, turn right up towards Nant y Gamar and take a left after the school into the new development, Parc Bodafon and the property will be viewed a short distance on the right hand side.

Agency Notes

Ground rent £308 inc. building insurance, cleaning of communal parts and gardens. no shorthold tenancies.



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Ground Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

