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AUCTIONEERS
•
ESTATE AGENTS

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Flat 29, Llys Maelgwn Gloddaeth Avenue, Llandudno, Conwy, LL30 2DH

No Onward Chain £184,950

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THIS SPACIOUS, WELL MAINTAINED TWO BEDROOM FIRST FLOOR APARTMENT has views to the Great Orme and is situated on the level, within walking distance of Llandudno Town Centre. The accommodation briefly comprises:- front door with security entry phone to shared hall; stairs to first floor; self-contained door to apartment; hall; 2-piece cloakroom; lounge; dining room leads to kitchen with modern units and new appliances; 2 bedrooms with built-in wardrobes; fitted 3-piece bathroom. The property features gas fired central heating and upvc double glazed replacement window units. Outside - gardens maintained by the Management Company; access from the rear leads to parking for a car and to a tandem style garage with en-suite workshop and automatic up and over door.

NO HOLIDAY LETTING ALLOWED
NO SUB-LETTING ALLOWED

The Accommodation Comprises:-

COMMUNAL ENTRANCE DOOR TO THE FRONT AND REAR

Staircase to:-

FIRST FLOOR LANDING

Allocated storage cupboard.

PERSONAL DOOR TO APARTMENT 29

HALL

Radiator, wall mounted security intercom entry phone.

2-PIECE CLOAKROOM

Comprising White suite including corner wash hand basin and close coupled w.c, radiator.

LOUNGE 15'11" x 12'2" (4.87m x 3.72m)

Fire surround, t.v point, coved ceiling, upvc double glazed window with deep display sill, views to the lower slopes of the Great Orme, double radiator.

VIEW FROM LOUNGE

DINING AREA

Upvc double glazed window, double radiator. Opening through to:-

VIEW FROM DINING AREA

DINING/KITCHEN

KITCHEN

Fitted base, wall drawer units incorporating 1½ bowl sink unit with mixer tap, wall tiling, central heating and hot water boiler, upvc double glazed windows. Free standing oven, fridge/freezer and washing machine included in the price.

BEDROOM 1 11'10" x 10'0" (3.62m x 3.07m)

Plus built-in wardrobes with hanging rail and shelving, upvc double glazed window with views to the lower slopes of the Great Orme, radiator.

BEDROOM 2 12'2" x 8'4" (3.72m x 2.56m)

Including fitted wardrobes and drawers, 2 upvc double glazed windows, view to the oval.

THREE PIECE BATHROOM

Comprising bath with mixer shower taps, pedestal wash hand basin, w.c, shaver point, upvc double glazed window, airing cupboard with cylinder tank.

OUTSIDE

COMMUNAL GARDENS TO THE FRONT AND REAR

REAR OF THE PROPERTY

INTEGRAL TANDEM STYLE GARAGE

With automatic up and over door, en-suite workshop, further small parking space to the front, water tap, light and power connected.

TENURE

The propert is held on LEASEHOLD tenure, new extended Lease over a 999 year term from 2017. Management Company - Llys Maelgwn Limited owns the Freehold and the shares of this company are held equally by the Apartment Owners.

These details should be confirmed by your Legal Adviasor.

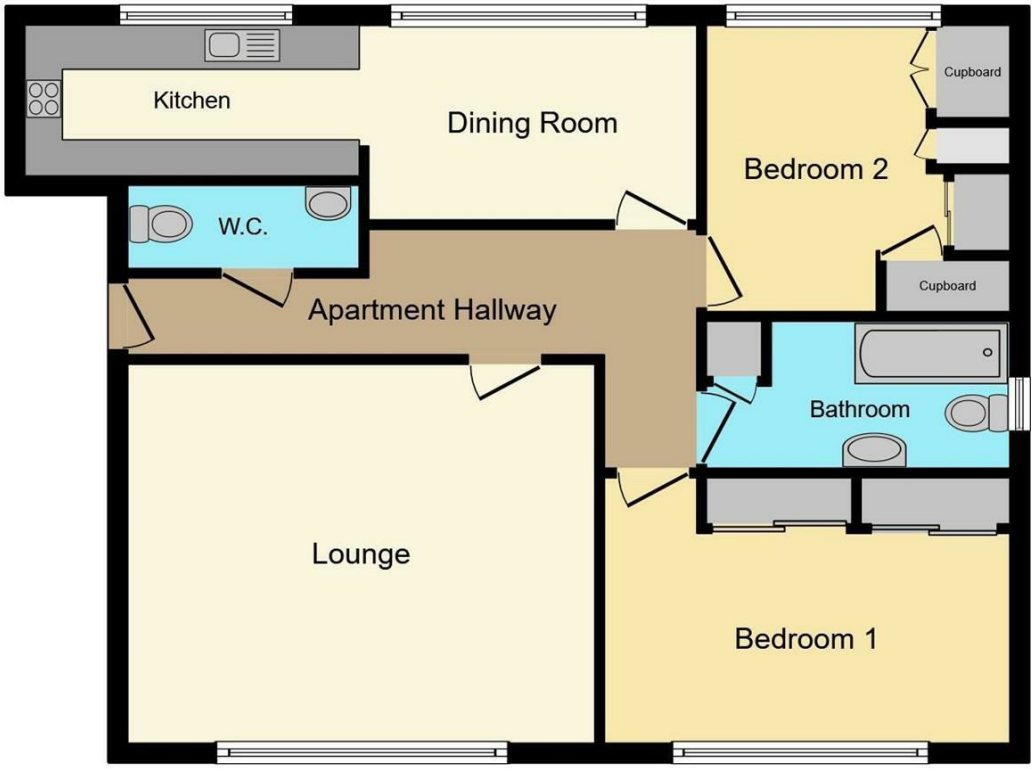
SERVICE CHARGE

Service Charge is £2,000 for the year.

Service Charge should be confirmed by your Legal Advisor as can be subject to a change.

COUNCIL TAX BAND

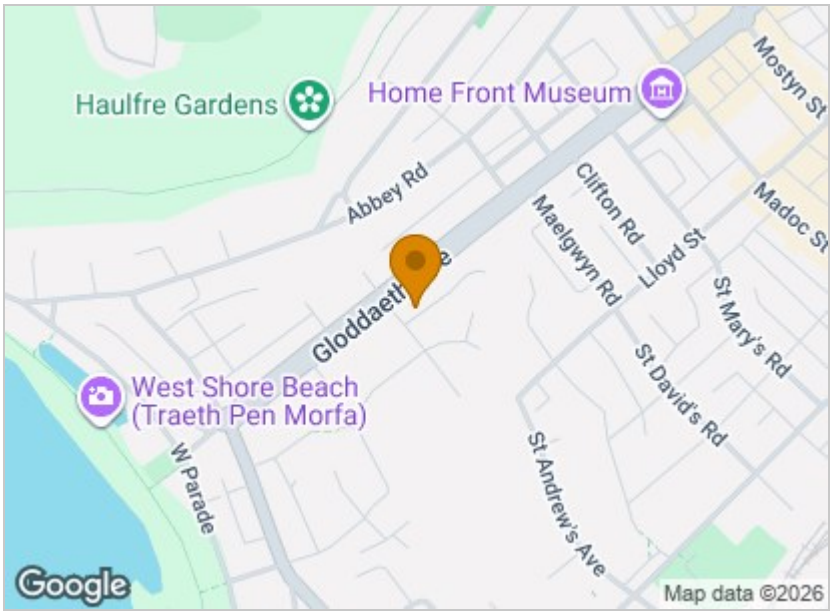
Is 'D' obtained from www.conwy.gov.uk



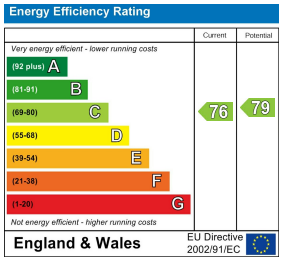
Total floor area 75.5 sq.m. (813 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street to the roundabout, turn left onto Gloddaeth Sreet and follow the road down for approximately 700 yards and the property can be viewed on the left hand side. REF: A875 30/03/26 rev 26/06/26

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.