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+ Associates**

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**AUCTIONEERS
●
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4 Llys Maelgwn Gloddaeth Avenue, Llandudno, Conwy, LL30 2DH



No Onward Chain £220,000

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www.bdahomesales.co.uk

NO ONWARD CHAIN. THIS IS AN EXCEPTIONAL TOP FLOOR TWO BEDROOM PURPOSE BUILT APARTMENT WHICH IS THE LARGER DESIGN IN THE COMPLEX and is situated within easy level walking distance of the North and West Shores. The accommodation briefly comprises:- front door with security entry phone to shared hall; stairs to the second floor; personal door to apartment 4; hall with modern two-piece cloakroom; large lounge with views onto the Great Orme; dining room leading through to fitted kitchen with built-in appliances; principal bedroom with built-in wardrobes; double sized second bedroom; modernised four piece bathroom including shower stall. The property features gas fired central heating, upvc double glazed windows. Outside - There are shared gardens to the front and rear. Private drive for off road parking leads to tandem style garage with store/workroom. The property is held on Leasehold tenure over a 999 year term from the 29th September, 1973.

ALL RADIATORS REPLACED IN 2023

ALL CARPETS AND FLOOR COVERINGS REPLACED BETWEEN 2022 - 2026

BATHROOM AND CLOAKROOM BOTH COMPLETELY REFURBISHED IN 2025

CAVITY WALL INSULATION INSTALLED IN 2009 WITH A 25 YEAR WARRANTY

RECENTLY DECORATED

INCLUDED IN THE SALE ARE THE FRIDGE/FREEZER, WASHING MACHINE, DOUBLE OVEN AND HOB PLUS HEAT PUMP DRYER IN THE GARAGE. ALL CURTAINS, BLINDS, CEILING LIGHT FITTINGS AND SHADES ALSO CERTAIN ITEMS OF FURNITURE CAN ALSO BE INCLUDED IF REQUIRED

NO HOLIDAY LETTING ALLOWED

NO SUB-LETTING ALLOWED

PETS ALLOWED SUBJECT TO MANAGEMENT PERMISSION

The Accommodation Comprises:-

COMMUNAL ENTRANCE DOOR TO THE FRONT AND REAR

STAIRCASE TO:-

SECOND FLOOR LANDING

Personal storage cupboard with shelving.

SHARED BALCONY

PERSONAL DOOR TO APARTMENT 4

HALL



Access to roof space, cloaks hanging space, part panelled walls, radiator, wall mounted security intercom entry phone.

RE-FITTED TWO PIECE CLOAKROOM



Comprises vanity wash hand basin and tiled splashback, close coupled w.c, wall panelling, ladder style towel rail, display shelf, wood effect flooring, extractor, recessed down lighters.

LOUNGE 20'6" x 12'4" (6.26m x 3.77m)



Marble fire surround with back, hearth and display mantle, inset Pebble effect electric fire, t.v point, coving, 2 radiators, upvc double glazed window to the front with views to the Great Orme.



VIEW FROM THE LOUNGE



KITCHEN/DINING ROOM

DINING ROOM 10'5" x 9'2" (3.20m x 2.81m)



With telephone point, upvc double glazed windows to the rear, double radiator. Archway through to:-

KITCHEN 10'4" x 7'3" (3.17m x 2.23m)



Fitted range of Light Beech effect fronted base, wall and drawer units with round edge worktops incorporating single drainer sink units and mixer tap, integrated 'Hotpoint' electric cooker and 4 ring ceramic hob, fridge/freezer and 'Hoover' washing machine, display shelving, decorative wall tiling, under unit lighting, non slip flooring, cupboard housing wall mounted 'Worcester' combination central heating and hot water boiler, upvc double glazed window to the rear.

BEDROOM 1 13'1" x 11'10" (3.99m x 3.63m)



Plus built-in triple wardrobes with hanging rails and shelving, 2 wall lights, upvc double glazed window to the front with views, radiator.



BEDROOM 2 12'0" x 8'3" (3.68m x 2.54m)



Upvc double glazed window to the rear, radiator.

RE-FITTED FOUR PIECE BATHROOM



In White and comprises tiled shower stall with mains shower, small panel bath with mixer tap and shower attachment, vanity wash hand basin, close coupled w.c, display shelving, vertical radiator, mirror fronted cabinet, storage cabinets, recessed down lighters, extractor, airing cupboard with slatted shelving.



OUTSIDE

COMMUNAL GARDENS TO THE FRONT AND REAR

REAR OF THE PROPERTY



Driveway parking leads to:-

DOUBLE TANDEM GARAGE/WORKSHOP/STORAGE

Light, power and water connected.

TENURE

The property is held on LEASEHOLD TENURE over a 999 year term from the 29th September 1973. No Ground Rent.

SERVICE CHARGE

Is £2,000 for the year July 2026 to July 2027, paid annually. (Includes building insurance, building, garden maintenance and window cleaning)

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

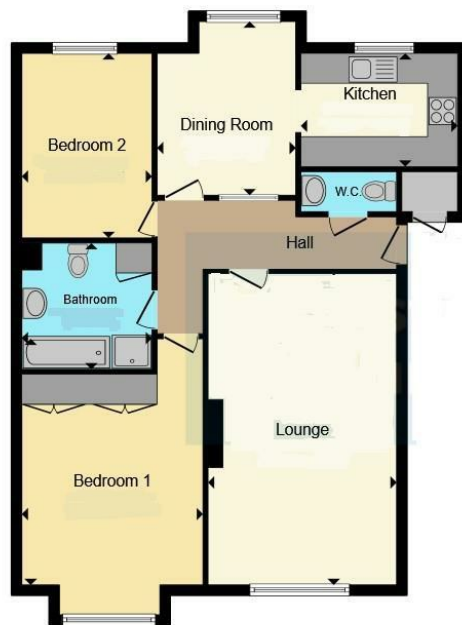
MAINTENANCE COMPANY -

Is Llys Maelgwn Limited owns the Freehold and the shares of this Company are held equally by the Apartment Owners.

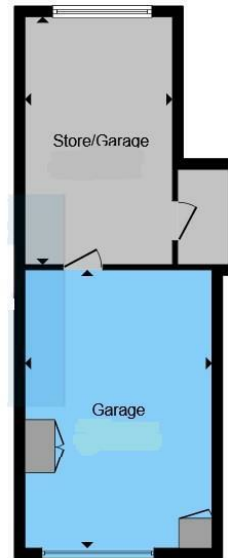
These details should be confirmed by your Legal Advisor.

COUNCIL TAX BAND

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



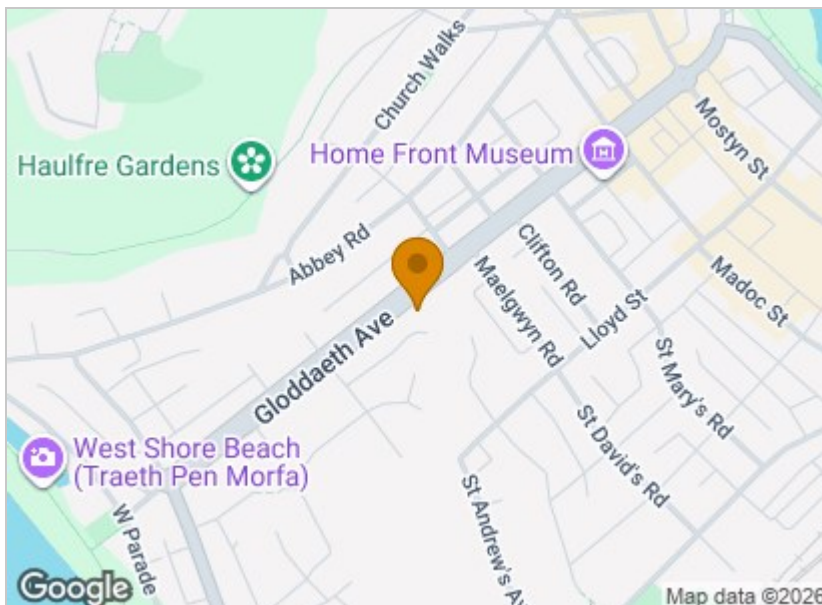
Floor Plan



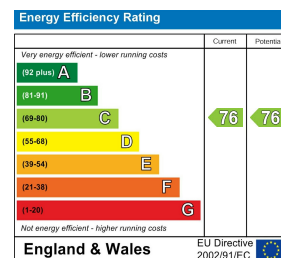
Outbuilding

Total floor area 124.9 m² (1,345 sq.ft.) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn street to the roundabout with the Millennium Clock, turn left onto Gloddaeth Street and follow the road down for approximately 700 yards and the property can be viewed on the left hand side. REF: A942 20/07/26

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.

