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Flat 6, Benarth Court Llanrwst Road, Glan Conwy, Colwyn Bay, Conwy, LL28 5ED









No Onward Chain £189,950

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THIS IS A LOVELY TWO BEDROOM FIRST FLOOR APARTMENT with wonderful estuary views from the rear with communal gardens and a single car garage. The apartment briefly comprises:- communal entrance; staircase to first floor; personal door to apartment 6; hall; good sized lounge/dining room with sliding patio door to balcony with open estuary views, modern kitchen with integrated appliances, open estuary views, 2 double bedrooms and 3 piece bathroom. The property features gas fired central heating and upvc double glazed windows. Outside - there are communal garden areas and a single car garage. The property is held on a LEASEHOLD over 999 years from 1983. Each apartment owns a share of the Freehold.

The accommodation comprises:-

COMMUNAL FRONT DOOR ENTRANCE WITH INTERCOM ENTRY

Staircase to first floor.

PERSONAL DOOR INTO APARTMENT 6

HALL

Wall mounted intercom entry phone, coving, telephone point, large walk in cloaks/storage room, linen cupboard with slatted shelving, radiator, double radiator to hall.

LOUNGE 16'0" x 13'3" (4.90m x 4.05m)



Coving, tv and telephone point, radiator, upvc double glazed sliding patio doors to:-



BALCONY



With wrought iron balustrade, tiled floor and views.

VIEW FROM LOUNGE





KITCHEN 9'3" x 7'9" (2.82m x 2.38m)



Fitted range of beech fronted base, wall and drawer units with plinth and under unit lighting, inset single

drainer sink unit, round edged speckled worktops, integrated appliances include double 'Electrolux' oven, 4 ring gas hob with stainless steel canopy over, integrated washing machine and fridge/freezer, wall mounted 'Vaillant' combi boiler, wall and floor tiling, spotlights, telephone point, upvc double glazed window with views.

VIEW FROM KITCHEN



BEDROOM 1 14'2" x 9'6" (4.32m x 2.92m)



Upvc double glazed window, radiator.

BEDROOM 2 14'11" x 9'6" (4.56m x 2.90m)
Upvc double glazed window, radiator.

3 PIECE TILED BATHROOM



Comprises panelled bath with mains shower over and side panel, pedestal wash hand basin, close coupled wc, ladder style towel rail, mirror with shaver light over, extractor, tile effect flooring.

OUTSIDE

SINGLE CAR GARAGE 18'5" x 7'7" (5.63m x 2.32m)
With up and over door.

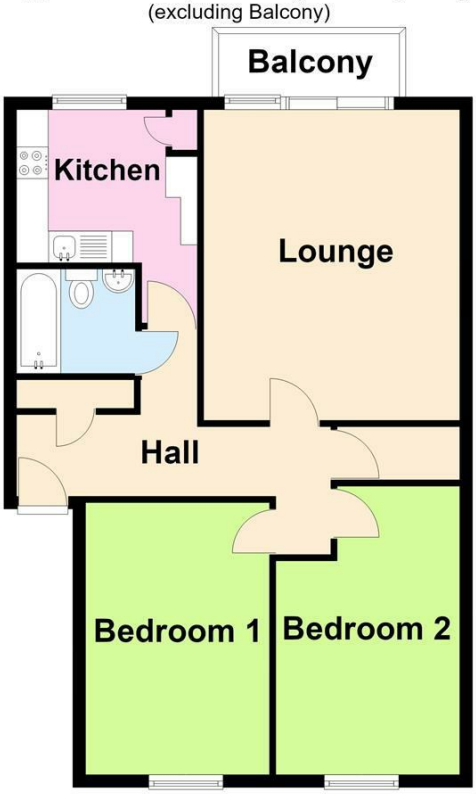
COUNCIL TAX
Is 'D' as obtained from www.conwy.gov.uk

TENURE
The property is held on a LEASEHOLD over 999 years from 1983. Each apartment owns a share of the Freehold.

SERVICE CHARGES
Is £1,750 for 2026/27.

First Floor

Approx. 68.9 sq. metres (741.7 sq. feet)
(excluding Balcony)

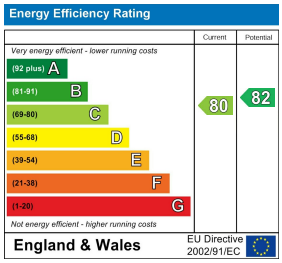


Total area: approx. 68.9 sq. metres (741.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Glan Conwy corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side, proceed along Llanrwst Road passing the turning on the left into Church Street, take the next turning on the right hand side into Benarth Court and the apartment is in the block in front of you. Ref A913 25/11/26

We will be pleased to arrange a viewing of this Home

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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.