

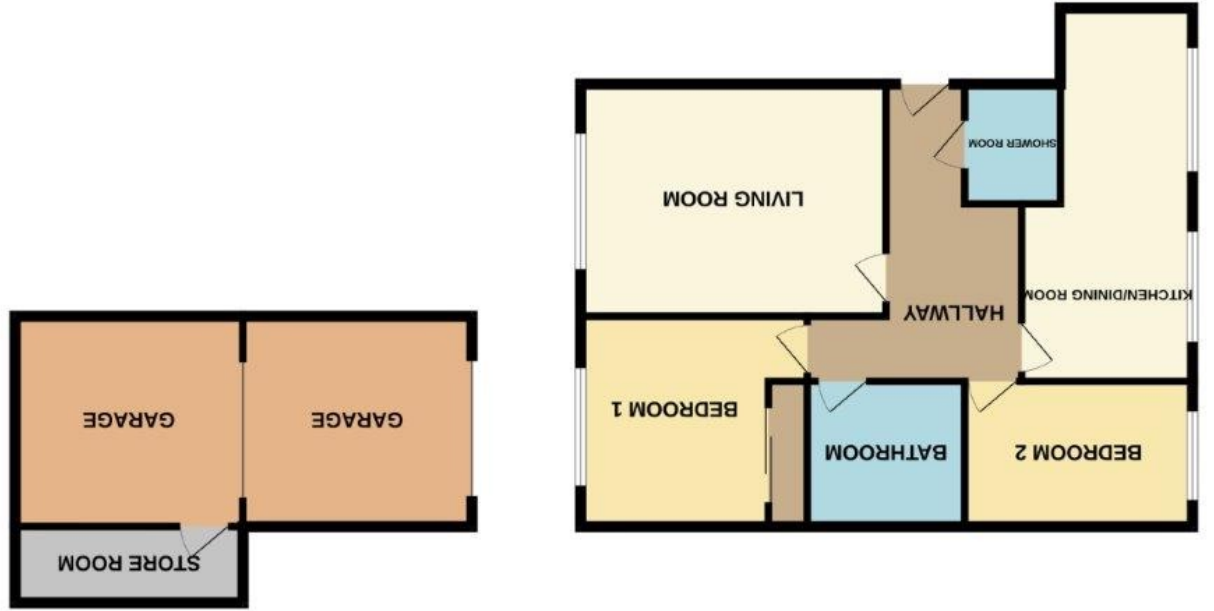
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas, are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. ©2025



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	63 D	
69-80	C		72 C
81-91	B		
92+	A		



13 Llys Maelgwyn  
 Gloddaeth Avenue  
 Llandudno  
 LL30 2DH

# A STYLISH & SPACIOUS THREE BEDROOM DETACHED HOME IN A PRIME LLANDUDNO JUNCTION LOCATION

## Description

Spacious two-bedroom first-floor apartment set within a purpose-built development, ideally located close to Llandudno town centre and perfectly positioned between the North and West Shore beaches. This well-proportioned property boasts a larger-than-average living room, separate dining room, two generous double bedrooms, and two modern shower rooms. The fitted kitchen comes complete with contemporary appliances, washing machine and dishwasher purchased in 2025, and the home further benefits from a recently installed boiler. Externally, there is driveway parking for one vehicle, along with a double garage featuring power and plumbing—offering excellent potential for use as a utility area, workshop, or additional storage space, complemented by a separate storage room. Additional benefits include double glazing and gas central heating throughout. The A55 road network is less than a five-minute drive away, providing convenient transport links, while the historic walled town of Conwy is just a short distance away. The property also enjoys views towards the Great Orme.

- ✓ SPACIOUS TWO-BEDROOM FIRST-FLOOR APARTMENT IN A PURPOSE-BUILT DEVELOPMENT
- ✓ PRIME LOCATION NEAR LLANDUDNO TOWN CENTRE, BETWEEN NORTH AND WEST SHORE BEACHES
- ✓ LARGE LIVING ROOM, SEPARATE DINING ROOM, TWO DOUBLE BEDROOMS, AND TWO SHOWER ROOMS
- ✓ MODERN FITTED KITCHEN WITH APPLIANCES AND RECENTLY INSTALLED BOILER
- ✓ DRIVEWAY PARKING PLUS DOUBLE GARAGE WITH POWER, PLUMBING, AND ADDITIONAL STORAGE ROOM
- ✓ EXCELLENT TRANSPORT LINKS TO THE A55 AND CLOSE TO HISTORIC CONWY, WITH VIEWS OF THE GREAT ORME

## Hallway

## Living Room

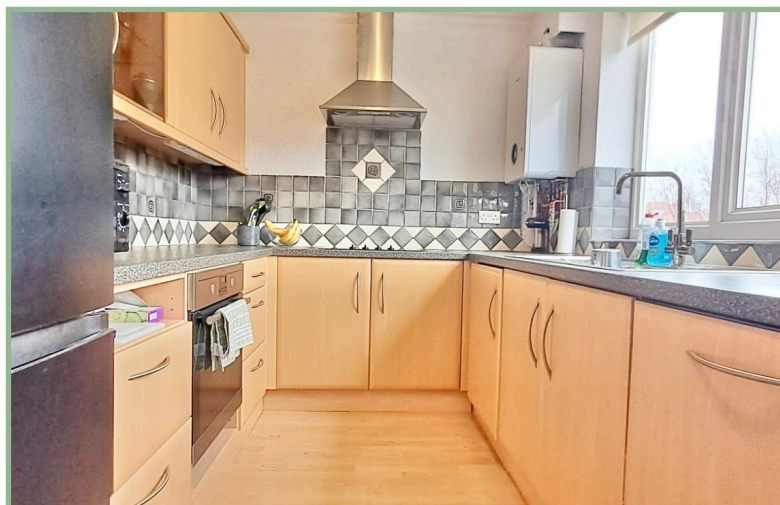
15' 11" x 12' 2" 4.85m x 3.71m



## Dining Area

## Kitchen

9' 11" x 7' 3" 3.02m x 2.21m



## Bathroom

## Bedroom One



## Bedroom Two



## Shower Room

## Double Garage

## Location

"Llys Maelgwyn" is located on the West Shore, not far from the Promenade, pier and other local amenities. It is conveniently situated, close to the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

## Directions

From our Conwy office follow the one-way system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout take the first exit, at the next mini roundabout take the third exit onto Gloddaeth Avenue.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

Tenure: The property is held on Leasehold Tenure, new extended Lease over a 999 year term from 2017, Management Company - Llys Maelgwyn 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.

Service Charge: We are informed is £2,000 for the year. The Service Charge should be confirmed by your Legal Advisor as can be subject to a change.

2 Bedroom, First Floor Apartment

13 Llys Maelgwyn  
Gloddaeth Avenue  
Llandudno  
LL30 2DH

£219,000

Reference Number: FP8550  
24/3/2026

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

