

**Bryan Davies  
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## 15 Bay View Apartments, Pentywyn Road, Deganwy, Conwy, LL31 9TP



**No Onward Chain £195,000**

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS LOVELY SECOND FLOOR PURPOSE BUILT (c2015) TWO BED APARTMENT HAS PANORAMIC VIEWS TOWARDS CONWY CASTLE, MOUNTAINS AND DOWN THE VALLEY, SITUATED NEXT TO THE CO-OP MINI-MARKET AND WITHIN YARDS OF THE CASTLE VIEW PUBLIC HOUSE/RESTAURANT, AND ½ A MILE FROM LLANDUDNO JUNCTION SHOPPING FACILITIES INCLUDING TESCO, LIDL, ASDA, ICELAND, MAINLINE RAILWAY STATION, CINEWORLD, FIT CONWY AND EASY ACCESS TO THE LINK ROAD LEADING TO THE A55 EXPRESSWAY.

The accommodation briefly comprises: front door to shared hall; stairs and lift to second floor; self-contained door to Apartment 15; hall; open plan lounge/dining/kitchen with built-in appliances and patio door leads to a balcony with panoramic view; two double sized bedrooms and three piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside there is an allocated parking space and visitors' parking.

NO PETS ALLOWED  
NO HOLIDAY LETTING  
SUB-LETTING ALLOWED

The accommodation comprises:

#### COMMUNAL ENTRANCE

With security intercom entry phone.

Staircase and lift to all floors.

#### 2ND FLOOR

##### PERSONAL DOOR INTO APARTMENT 15

##### HALL

Wall mounted security intercom video entry phone, cloaks/storage cupboard, radiator.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 17'3" x 15'5" maximum overall (5.26m x 4.71m maximum overall)



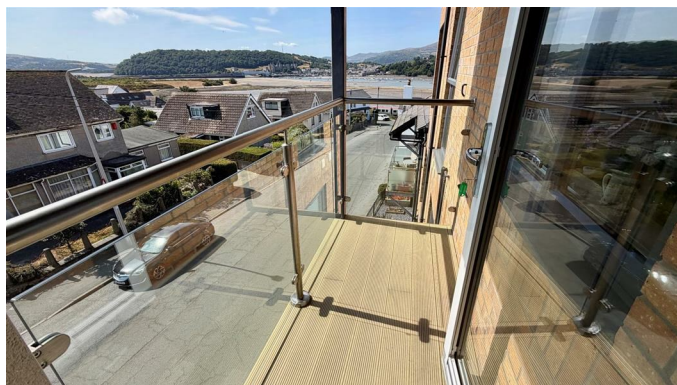
#### LOUNGE AREA



With T.V. and telephone points, double radiator, cupboard housing central heating/hot water boiler and two double radiators.

Double glazed door giving access to:

#### BALCONY/SEATING AREA



With glass and metal balustrade, views across to Conwy Castle and estuary and mountain range beyond.



## DINING AREA/KITCHEN



With fitted mocha gloss fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit and mixer taps, integrated electric oven and four ring gas hob splashback and stainless steel cooker and hood over, integrated fridge/freezer, 'Indesit' washing machine, slimline dishwasher, display shelving, tiled floor area, breakfast area with double glazed window with views.

## BEDROOM 1 13'1" x 9'1" (3.99m x 2.78m)



T.V. point, display shelf, radiator, two full length upvc double glazed windows with open views.



## BEDROOM 2 9'6" x 7'6" (2.91m x 2.31m)



Radiator with display shelf, full length upvc double glazed window.

## 3-PIECE BATHROOM



White suite comprising panel bath with mixer tap and shower over and side screen, pedestal wash hand basin, close coupled w.c., ladder style towel rail, wall and floor tiling, extractor, recessed downlighters, mirror with light, upvc double glazed window.

## OUTSIDE

### ALLOCATED PARKING SPACE

For Apartment 15, as well as Visitors' Parking.

### TENURE

The property is held on a LEASEHOLD Tenure over 999 year term from 1st January, 2015.

### SERVICE CHARGE

Service Charge for the last six months is approximately £660 and Ground Rent of £198 per annum.

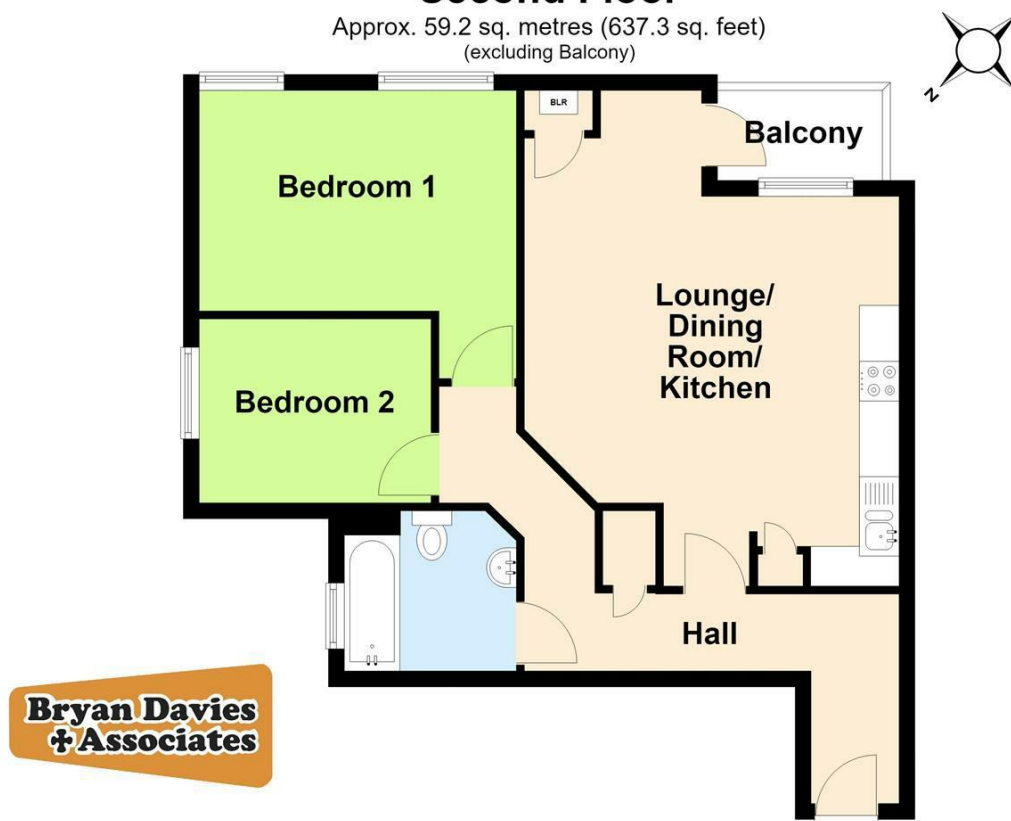
These charges should be confirmed by your legal advisor as can be subject to change.

### COUNCIL TAX BAND

Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Second Floor

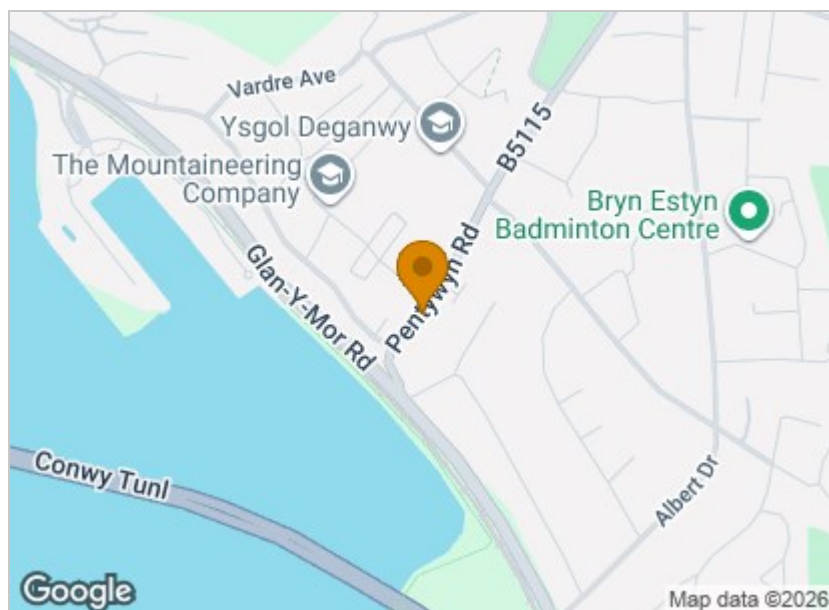
Approx. 59.2 sq. metres (637.3 sq. feet)  
(excluding Balcony)



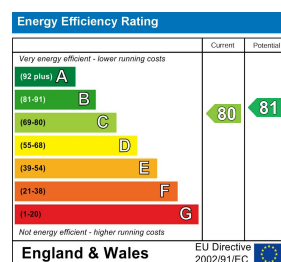
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& Associates**

Total area: approx. 59.2 sq. metres (637.3 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Castle View Public House, proceed up Pentwyn Road and the property is on the left hand side within 80 yards. A943 20/07/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

