



**Apt 2, - 9-11 Arvon Avenue**  
Llandudno LL30 2DY  
£169,500

A well-presented first floor self-contained apartment offering spacious accommodation in a convenient position within level walking distance of the shops, amenities and promenade in Llandudno town centre.

Tenure: Leasehold- EPC: C- Council Tax: A

The property forms one of five apartments within a well-maintained development, benefiting from a communal reception hall and staircase leading to the private accommodation.

Internally, the apartment offers generous and well-proportioned living space, with high ceilings and large windows enhancing the sense of light throughout. The accommodation briefly comprises an internal hallway, spacious lounge and dining room, modern fitted kitchen with integrated appliances. Two comfortable double bedrooms, including a principal bedroom with en-suite shower room, and a family bathroom.

The property enjoys a highly convenient setting within easy reach of the town centre, local shops, cafes, transport links and the seafront promenade, making it an ideal purchase for those seeking a low-maintenance home, coastal retreat or investment opportunity.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





## Location

Located in the Victorian town of Llandudno.

Llandudno is a coastal holiday resort on the North Wales Coast and has a range of shopping facilities, train station, schools and hospital.

Accommodation Affords:  
(approximate measurements only)

Communal Ground Floor Reception Room:  
With turn balustrade staircase leading off to first floor level. Doorway to number 2.

Reception Hall:

Radiator; laminated floor; intercom door release system; utility area with plumbing for automatic washing machine and space above.

Open Plan Lounge/Diner/Kitchen

16'0" x 13'7" extending to 18'4" (4.89m x 4.16m extending to 5.6m )

Into Kitchenette.

Lounge and dining area with laminated floor; coved ceiling; inset lighting; double panel radiator; electric fireplace surround; two large sash windows overlooking front; telephone point. Kitchen: fitted base and wall units with complimentary worktops; integrated oven; four plate ceramic hob; stainless steel and glass canopy above; single bowl sink with mixer tap; integrated fridge.



#### Bedroom 1:

12'4" x 14'1" (3.78m x 4.3m )

Including ensuite; double panel radiator; sash window to rear elevation.

En-suite: Three piece suite comprising shower enclosure; vanity washbasin; low level w.c.; wall and floor tiling.

#### Bedroom 2:

10'11" x 13'0" (3.35m x 3.98m )

L shaped; sash window to rear; built in cupboard housing ideal central heating boiler; radiator.

#### Bathroom:

8'2" x 5'6" (2.5m x 1.7m )

Panel bath; shower above; low level w.c.; wash basin; wall mounted mirror; ladders style towel rail; wall and floor tiling.

#### Outside:

Property situated in a set back position and has allocated parking space with apartment. Visitor parking is also available.

#### Services:

Mains water; electricity; gas; and drainage connected to the property.

#### Council Tax Band:

Conwy County Borough Council tax band A

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

#### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

#### Agent's Note:

New Lease is 150 years from date of purchase. Service charges and ground rents will be agreed at time of contract.

Investors may be interested in other apartments also available within block and in same ownership

#### Directions:

Continue into the town centre of Llandudno turn left onto Gloddaeth Avenue, take the first turning right after the travel lodge up Arfon Avenue and the property is a short distance on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Floorplan To Follow

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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