



Flat 5, 3-5 Mostyn Avenue

Llandudno LL30 1YS

£119,950

A spacious and light 2 bedroom apartment situated in the popular area of Craig Y Don. Benefitting from uPVC double glazing and gas central heating throughout. The accommodation affords Lounge, fitted kitchen, bathroom and 2 double bedrooms.

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

Viewing Recommended

A light and airy 2 Bedroom, First Floor Apartment situated in the heart of Craig Y Don, within walking distance of local shops, amenities, bus stops and the promenade. A communal door leads to the communal reception hall, The accommodation affords a spacious Living Room with double aspect, two Bedrooms, fitted kitchen and bathroom. The property has Gas Central Heating and uPVC Double Glazed throughout. The building benefits from a lift.



Tel: 01492 555500

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



Location

A centrally located First-Floor Apartment in the popular Craig y Don area of Llandudno, and excellent access to local amenities, transport links, and the A55 Expressway and the popular Llandudno Promenade.

Accommodation Affords:
(Approximate measurements only)

Wooden Front Door:
Leading To:

Reception Hallway:
Coved ceiling ; radiator. laminate flooring.

Lounge:
14'0" x 12'11" (4.29m x 3.96)
Double aspect UPVC double glazed windows;
radiator, coved ceiling.

Bedroom 1:
13'1" x 12'6" (4.01m x 3.83m)
UPVC double glazed window to the rear
elevation; radiator; coved ceiling.

Bedroom 2:
10'4" x 9'6" (3.15m x 2.91m)
UPVC double glazed window to side elevation;
laminated flooring; coved ceiling; radiator.



Bathroom:

8'0" x 7'10" (2.46m x 2.40m)

Panel bath; low flush w.c; wash hand basin;
tiled flooring UPVC double glazed window;
radiator; central heating boiler; inset
spotlighting; part tiled walls.

Tenure

We have been informed the tenure is leasehold
with 199 years remaining from 2023. Annual
Service Charge: £1,200.00 Annual Ground Rent:
£10.00.

Council Tax Band:

Conwy County Borough Council tax band C

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

Proof of Identity:

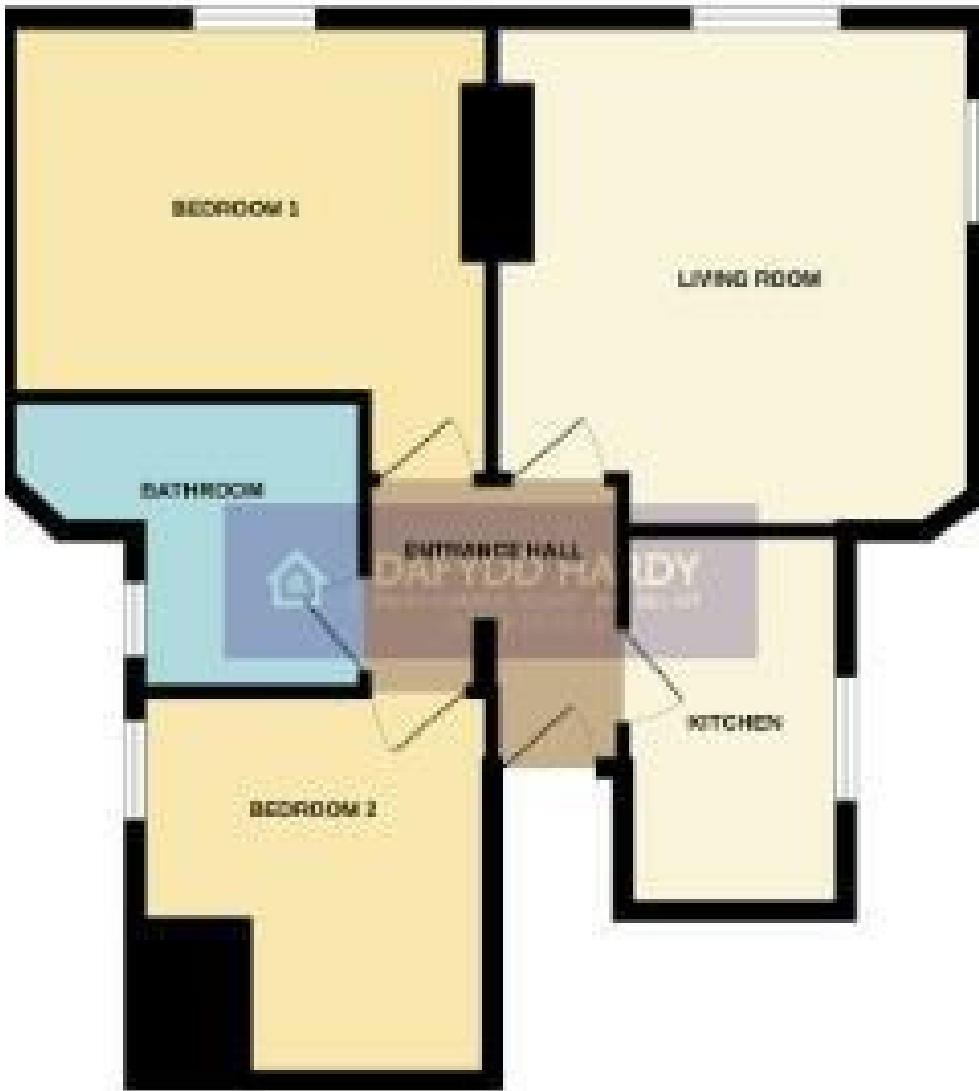
In order to comply with anti-money laundering
regulations, Iwan M Williams Estate Agents
require all buyers to provide us with proof of
identity and proof of current residential address.
The following documents must be presented in
all cases: **IDENTITY DOCUMENTS:** a
photographic ID, such as current 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.

Services:

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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