Apt 2, 14 Albert Drive

Deganwy LL31 9SR

£239,500

Two bedroom ground floor self contained apartment located in select residential area with views over to Conwy Mountain.

VIEWING HIGHLY RECOMMENDED

Tenure: Leasold; EPC: C -Council Tax: D

Bryn Helyg is a purpose built development block of six two bedroom apartments. Built in 2010 by the well respected local developers 'Ravenscroft Homes'. Apartment 2 is situated on the ground floor with direct access to the communal garden. The apartment has allocated parking and additional visitor spaces. The apartment consists of entrance hall, open plan lounge, fitted dining kitchen, principal bedroom with en-suite shower room, bedroom two and bathroom. The apartment benefits from uVPC, double glazing and gas central heating.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Apartment 2 Bryn Helyg is a ground floor, two-bedroom apartment looking out towards the ancient walled town of Conwy, with its famous historic Castle and picturesque Quayside.
The property is ideally situated close to the amenities of Deganwy Village with, shops, restaurants, train stop and Beach.

Accommodation Affords:

(approximate measurements only)

Communal Entrance:

Secure entrance with staircase and lift to all floors. Individual post boxes, personal door to apartment 2.

Entrance Hall:

Coved ceiling; radiator; storage cupboard housing central heating boiler; shelving; oak flooring.

Open Plan Lounge/ Dining Room/Kitchen;

30'5" x 14'3" narrowing to 12'10". (9.28m x 4.35 narrowing to 3.92m.)
The lounge has oak flooring; uPVC double glazed windows with distant views towards Conwy mountain range;

Kitchen/Dining Area: Range of high gloss red base and wall units with complimentary work tops; integrated electrolux microwave; integrated oven; integrated 4 ring gas hob with black extractor hood over; 1 /1/2 bowl stainless steel sink unit; integrated fridge freezer; integrated dishwasher; integrated washer/dryer; inset spotlighting; uPVC patio doors opening onto patio area within the communal gardens.

Master Bedroom:
14'11" x 10'9" (4.56m x 3.29)
Range of built in wardrobes; uPVC double glazed window with distant views towards Conwy mountain range; radiator.

En-suite:
3'8" x 7'3" (1.13m x 2.21)
Shower cubicle; low flush W.C.; wash hand basin; part tiled walls; tiled flooring; uPVC double glazed window; shaver point.

Bedroom 2:
9'6" x 8'3" (2.90m x 2.54m)
Range of built in wardrobes; radiator; uPVC double glazed window.

Bathroom:
9'8" x 5'4" (2.95m x 1.63)
Three piece suite comprising panelled bath with shower attachment and glazed screen, low level W.C and floating wash hand basin; inset spotlights; extractor fan; recess shelving; chrome ladder style heated towel rail; fully tiled walls; floor tiling; shaver point; extractor fan.

Outside:
There is an allocated single car parking space for each apartment plus visitor parking area. Communal gardens; refuse and re-cycling area.

Services:
Mains water; electric; gas and drainage connected to the property.

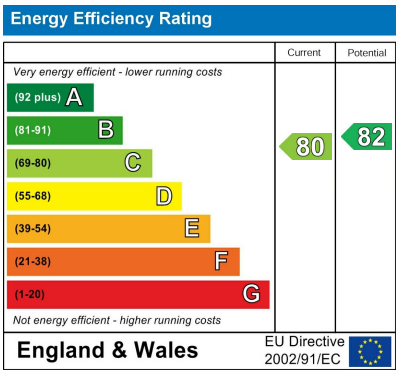
Council Tax Band:
Conwy County Borough Council tax band D

Directions:
Heading from Conwy Castle towards Deganwy over the bridge, left at the roundabout and take first right into Albert Drive and follow round to the left where Bryn Helyg can be found after a short distance on the right.

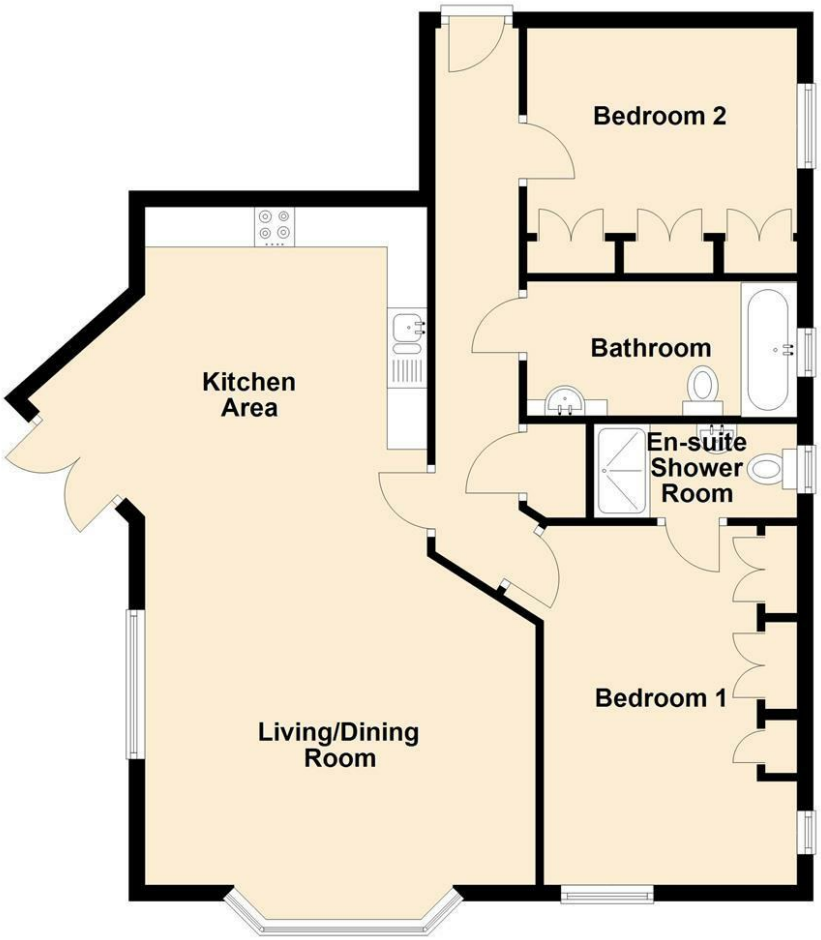
Agents Notes
The property is currently held on a 125 year lease from November 2013. The current Ground rent is £150.00 and the service charge is currently £1196.00 per annum. Please Note the Freehold is currently being transferred to the Owners Management Company and this will be completed by 31st March 2026. This will provide the opportunity to remove the Ground Rent and will increase the Leasehold to 999 years.
Dogs Allowed.

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.



Ground Floor



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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI