

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
•
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

Flat 2, 147a Upper Mostyn Street, Llandudno, Conwy, LL30 2PE



£95,000



www.bdahomesales.co.uk

THIS SPACIOUS SECOND FLOOR ONE BEDROOM FLAT IS SITUATED AT THE TOP END OF LLANDUDNO MAIN STREET CLOSE TO THE EMPIRE HOTEL AND WITHIN YARDS OF ALL OF LLANDUDNO AMENITIES INCLUDING THE PROMENADE AND PIER.

The accommodation briefly comprises front door to shared hall, stairs to second floor, self contained door to hall, lounge/dining room, kitchen, 1 double sized bedroom and 3-piece bathroom. The property features gas fired central heating. We are advised that the property is held on a Leasehold tenure.

PETS ALLOWED SUBJECT TO MANAGEMENT PERMISSION

NO HOLIDAY LETTING ALLOWED

SUB-LETTING ALLOWED

The accommodation comprises:-

FRONT DOOR To:

SECOND FLOOR SELF CONTAINED DOOR TO FLAT 2 TO:

HALL



Double radiator and electric meter.

LOUNGE 15'4" x 13'5" (4.69m x 4.10m)



Telephone point, coving, 2 double radiators and two double glazed windows.



VIEW FROM LOUNGE



KITCHEN 16'3" x 6'0" (4.97m x 1.84m)



Fitted beech effect front base units with round edge worktops, stainless steel sink with bi-flo tap, upvc double glazed window, double radiator, Worcester gas fired central heating hot water boiler, plumbing for a

washing machine, electric cooker and fridge/freezer, decorative feature fire surround with display mantle, wall display shelving, tiling, lino flooring.

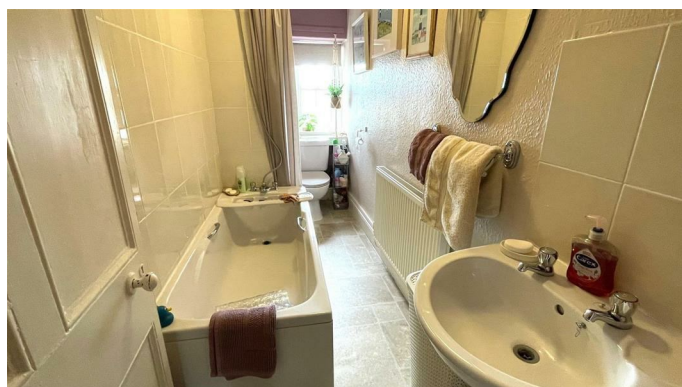
BEDROOM 15'10" x 8'3" (4.83m x 2.53m)



Coving, double radiator and upvc double glazed window.



3-PIECE BATHROOM



in white with bath with shower mixer taps, pedestal wash hand basin and closed couple w.c., wall tiling, radiator, single glazed window and water meter.

TENURE

We understand that this property is held on LEASEHOLD tenure over a 125 year term from 2016. The ground rent payable of £100 per annum. The owner of the flat would pay one third of any maintenance or repairs to the communal areas. They would pay one quarter of any works needed on the building. They pay one fifth of the buildings insurance.

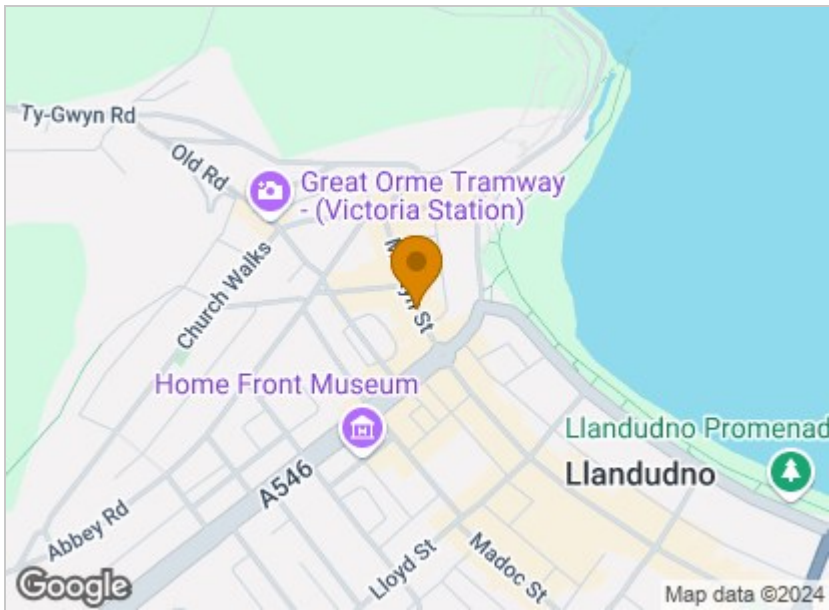
These charges should be confirmed by your legal advisor as can be subject to change.

WE ARE INFORMED THAT THE PROPERTY IS CLASSED AS H.M.O. (House of Multiple Occupation) (as of Summer 2015)

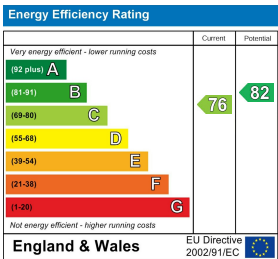
COUNCIL TAX BAND

Is "A" obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street, go over the roundabout with the millennium clock and the property can be viewed on the right hand side within 200 yards, above "Llandudno Grill and Shakes" Restaurant. A408 04/03/24 Rev 18/06/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.