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**AUCTIONEERS  
●  
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## Flat 2, 28 Caroline Road, Llandudno, Conwy, LL30 2TY



**No Onward Chain £105,000**



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

THIS PLEASANT 2 BEDROOM FIRST FLOOR FLAT IS SITUATED IN THE TOWN CENTRE WITHIN LEVEL WALKING DISTANCE OF ALL THE SHOPS AND THE PROMENADE. The accommodation briefly comprises:- front door to shared hall; staircase to first floor; self contained door to flat 2; hall; lounge with upvc double glazed bay window; kitchen with built in oven and hob; 2 bedrooms and a 3 piece bathroom. The property features gas fired central heating from a 'Vaillant' combination boiler and upvc double glazed windows to the bay window only. Outside there is shared bin storage. The property is held on a leasehold tenure over a 999 year lease from 18th June 1991 with a ground rent of £10.00 per annum. Owners are responsible for ¼ proportion of the external maintenance.

PETS ALLOWED SUBJECT TO MANAGEMENT CONSENT  
 SUB-LETTING ALLOWED  
 HOLIDAY LETTING NOT ALLOWED

The accommodation comprises:

Front door to:

SHARED HALL

Stairs to:

FIRST FLOOR LANDING

SELF CONTAINED DOOR TO FLAT 2

HALL

Cloaks cupboard.

LOUNGE 17'0" x 12'8" (5.19m x 3.87m)



Original fire surround and hearth, two radiators, upvc double glazed bay window.

KITCHEN 9'11" x 6'5" (3.04m x 1.97m)



Range of base, wall and drawer units with round edge worktops, stainless steel sink with mixer tap, built in oven, four ring gas hob, plumbing for automatic washing machine, 'Vaillant' gas for central heating hot water boiler.

DOUBLE ASPECT BEDROOM 1 11'10" x 10'5" (3.63m x 3.18m)



Original fire surround, radiator.

BEDROOM 2 9'11" x 8'4" (3.04m x 2.56m)



Original fire surround, radiator.

## BATHROOM



Panel bath with shower attachment, pedestal wash hand basin and close coupled w.c. in white, radiator.

## OUTSIDE

### SHARED BIN STORAGE ONLY

### TENURE

The tenure is LEASEHOLD on a 999 year lease from 18th June, 1991 with an annual ground rent of £10.00. Owners are responsible for ¼ of the external maintenance.

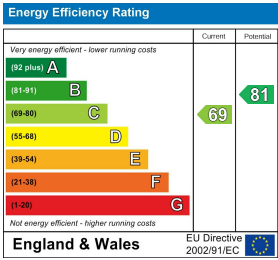
### COUNCIL TAX BAND

COUNCIL TAX BAND Is 'B' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street turning first left into Trinity Square, continue through the traffic lights take the second turning on the right onto Caroline Road, the property can be viewed on the left hand side. A486 07/06/24

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.