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+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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13 Llys Maelgwn, Gloddaeth Avenue, Llandudno, Conwy, LL30 2DH



£209,000

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www.bdahomesales.co.uk

THIS GORGEOUS, SPACIOUS, WELL MAINTAINED AND UPGRADED TWO BEDROOM FIRST FLOOR APARTMENT has views to the Great Orme and is situated on the level within walking distance of Llandudno Town Centre.

The accommodation briefly comprises:- front door with security entry phone to shared hall; stairs to first floor; self-contained door to apartment; hall; modern three-piece shower room; lounge; dining room leads to kitchen with modern units and new appliances, newly installed 'Worcester 2000 kw' combination gas fired/hot water boiler (2025); two bedrooms with built-in wardrobes; lovely fitted second three-piece shower room. The property features gas fired central heating and upvc double glazed replacement window units. Outside - gardens maintained by the Management Company; access from the rear leads to parking for a car and to a tandem style garage with en-suite workshop and automatic up and over door.

NO HOLIDAY LETTING ALLOWED

NO SUB-LETTING ALLOWED

NO PETS ALLOWED

The Accommodation comprises:-

COMMUNAL ENTRANCE DOOR TO THE FRONT AND REAR.

STAIRCASE TO:-

FIRST FLOOR LANDING

Personal storage cupboard with shelving.

SHARED BALCONY



PERSONAL DOOR TO APARTMENT 13

HALL

Radiator, wall mounted security intercom entry phone.

THREE PIECE SHOWER ROOM



Comprising corner shower stall with folding door and wall mounted 'Mira Advance' electric shower, WC., mirror and display shelf over wash hand basin, mirror wall mounted cabinets, laminate floor, coved ceiling, extractor fan, spotlights, ladder style towel rail.

LOUNGE 15'11" x 12'2" (4.87m x 3.72m)



Fire surround with marble back and hearth, display mantle over, inset electric 'Living Flame' fire, TV point, coved ceiling, upvc double glazed window with deep display sill, double radiator, views to the lower slopes of the Great Orme.

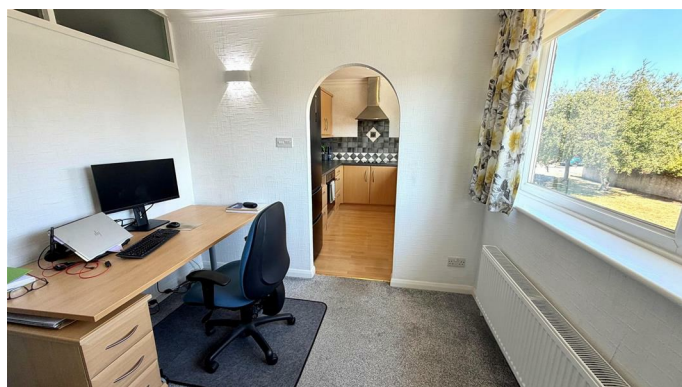
VIEW FROM LOUNGE



DINING ROOM 9'6" x 8'11" (2.91m x 2.73m)

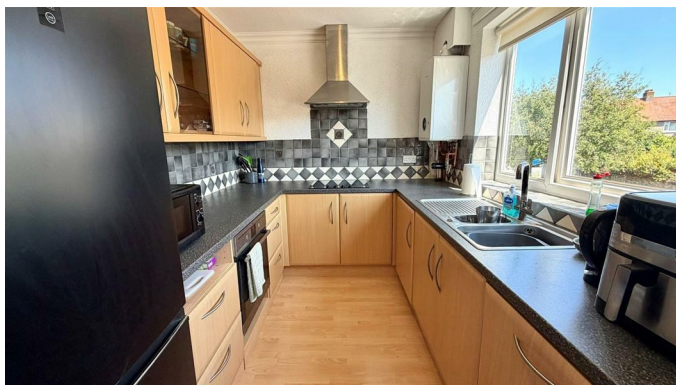


Wall light point, telephone point, coved ceiling, double radiator, upvc double glazed window to rear.



Archway through to:-

KITCHEN 9'11" x 7'3" (3.03m x 2.23m)



Fitted range of beech effect fronted base, wall, drawer and glass fronted units with display lighting and under unit lighting, incorporating 1½ bowl sink unit with mixer tap, integrated appliances include 'AEG' electric oven and 'Belling' 4-ring ceramic hob with stainless steel cooker hood over, 'Hotpoint' washing machine and dishwasher, fridge/freezer, wall tiling, cupboard housing 'Worcester' combination gas fired central heating and hot water boiler (newly installed 2025), laminate wood effect floor, upvc double glazed windows.

BEDROOM 1 11'10" x 10'0" (3.62m x 3.07m)



Plus full length beech effect fronted built-in wardrobes with hanging rail and shelving, radiator, upvc double glazed window with views to the lower slopes of the Great Orme.

BEDROOM 2 12'0" x 8'3" (3.68m x 2.53m)



Including fitted beech effect fronted wardrobe and top cupboard and matching bedside units, radiator, upvc double glazed window.

THREE PIECE SHOWER ROOM



Comprises corner shower stall with sliding door and shower with Drench shower head, vanity wash hand basin with display shelving and cupboards below, w.c., wall cabinet, shaver point and mirror, ladder style towel rail, laminate floor, plastic cladding with recessed down lighters, airing cupboard with radiator, recessed downlighters, upvc double glazed window.

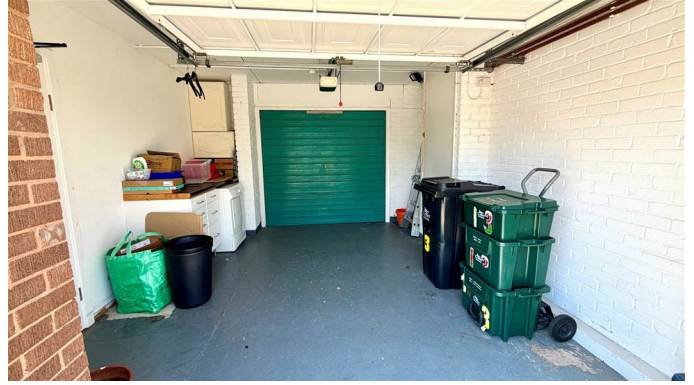
OUTSIDE

COMMUNAL GARDENS TO FRONT AND REAR

REAR OF PROPERTY



INTEGRAL TANDEM STYLE GARAGE



With automatic up and over door, further small parking space to the front, water tap, light and power connected, storage cupboard.

2ND GARAGE



Light and power connected, very useful en-suite workshop/store.

TENURE

The property is held on Leasehold Tenure, new extended Lease over a 999 year term from 2017.

Management Company - Llys Maelgwn Limited owns the Freehold and the shares of this Company are held equally by the Apartment Owners.

These details should be confirmed by your Legal Advisor.

SERVICE CHARGE

Is £2,000 for the year July 2026 to July 2027, paid annually.

Service Charge should be confirmed by your Legal Advisor as can be subject to a change.

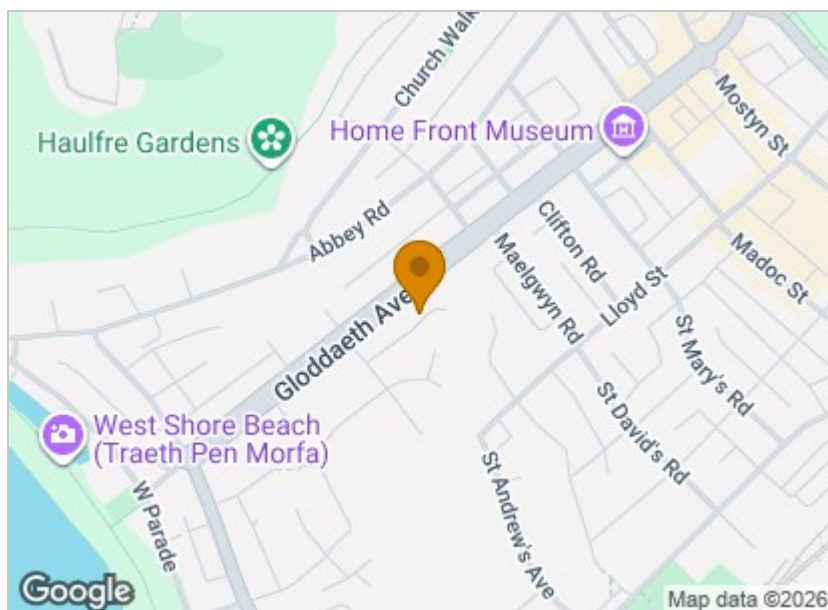
COUNCIL TAX BAND

Is 'D' - obtained via www.conwy.gov.uk

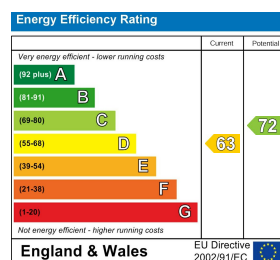


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street to the roundabout with the Millennium Clock, turn left onto Gloddaeth Street and follow the road down for approximately 700 yards and the property can be viewed on the left hand side. A937 14/07/26 rev 10/09/26

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

