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AUCTIONEERS
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ESTATE AGENTS

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Ground Floor Apartment, 29 Abbey Road, Llandudno, Conwy, LL30 2EH

£157,500

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THIS IS A VERY WELL PRESENTED GROUND FLOOR APARTMENT FULL OF CHARACTER AND ORIGINAL FEATURES - situated approximately halfway between the North and West Shores and benefitting from a private parking space at the rear. The accommodation briefly comprises:- front door to communal entrance hall - personal door to ground floor apartment; hall; lounge/dining room with bay window and decorative fireplace; kitchen with a range of modern units; 2 large double bedrooms and a modern three piece shower room. The property features gas fired central heating, partial double glazing as specified. Outside - there is use of the front garden area and there is a private parking space. We understand the the property is held on Leasehold Tenure over a 999 year term from 1991, service charge is approximately £500.00 per annum.

FULL OF CHARACTER AND ORIGINAL FEATURES
EACH FLAT OWNERS ARE SHAREHOLDERS IN THE BUILDING AND THEREFORE MANAGE THEIR OWN COSTS - CURRENTLY PAYING £500.00 PER ANNUM.
RE-ROOFED IN THE LAST FEW YEARS.

The Accommodation Comprises:-

COMMUNAL FRONT DOOR TO:-

COMMUNAL ENTRANCE HALL

Decorative tiled floor and coloured leaded feature windows.

PERSONAL DOOR TO THE GROUND FLOOR APARTMENT

HALL

Block wood flooring, decorative coving and coloured ceiling light, wall panels, 4 wall light points, understairs storage cupboard with light, radiator.

LOUNGE 13'8" x 11'0" (4.17m x 3.37m)

Plus upvc double glazed bay window to the rear with coloured leaded lights, feature Granite fireplace with display mantle and tiled hearth with electric fire, coving, double radiator.

DECORATIVE FIREPLACE

KITCHEN/BREAKFAST ROOM 10'7" x 7'10" (3.23m x 2.39m)

Fitted range of White Shaker style base, wall and drawer units with round edge wood effect worktops, inset Belfast style sink with Victorian style mixer tap, built-in double electric oven and 4 ring 'CDA' gas hob and cooker canopy over, integrated fridge/freezer, cupboard housing 'Worcester' combination central heating and hot water boiler, wall tiling and tiled display sill, coving, upvc double glazed window, radiator.

BEDROOM 1 14'8" x 13'4" (4.48m x 4.07m)

Plus bay window to the front with coloured leaded lights, 2 wall light points, decorative fireplace with tiled back and hearth, mirror and display mantle, Oak flooring, coving and cornice, 2 double radiators.

BEDROOM 2 14'8" x 11'6" (4.48m x 3.52m)

Wood flooring, coving, 2 radiators, decorative slate fire surround with tiled back and hearth and display mantle, upvc double glazed windows to the rear with coloured leaded lights.

BEDROOM 2 FIREPLACE

TILED 3-PIECE SHOWER ROOM

With corner shower and mains shower, vanity wash had basin and mixer tap, mirror, close coupled w.c, recessed downlighters, 2 windows, tile effect flooring, ladder style towel rail.

OUTSIDE

There is one allocated parking space to the rear of the property plus communal bins storage, double gates to the rear.

USE OF THE FRONT LAWNED GARDEN

TENURE - LEASEHOLD

We understand the the property is held on Leasehold Tenure over a 999 year term from 1991, service charge is approximately £500.00 per annum.

These charges should be confirmed by your Legal Advisor as can be subject to change.

COUNCIL TAX BAND

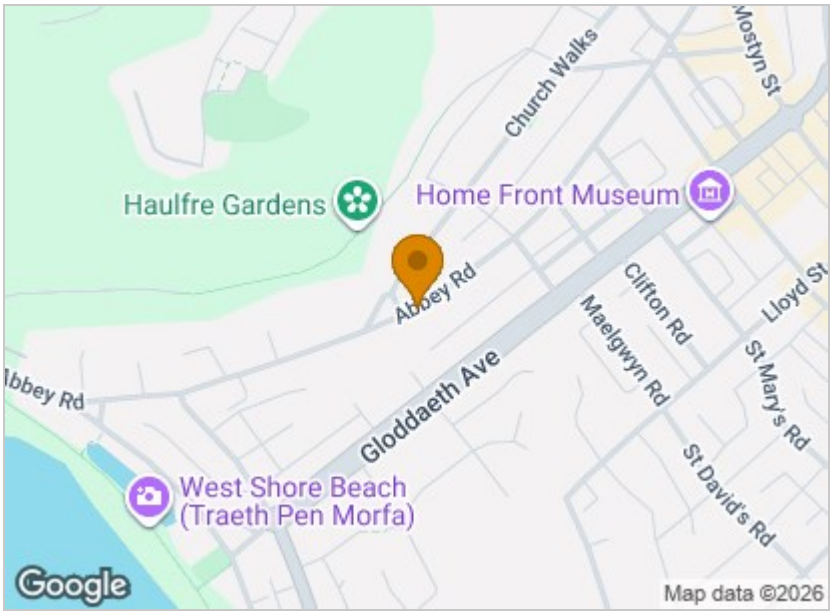
Is 'A' obtained from www.conwy.gov.uk

Ground Floor

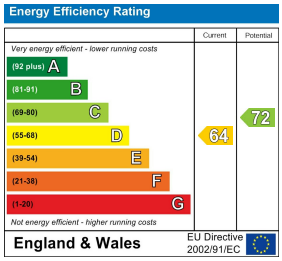
Approx. 81.4 sq. metres (876.1 sq. feet)

Total area: approx. 81.4 sq. metres (876.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street to the roundabout, turn left onto Gloddaeth Street, through the next roundabout take the third turning on the right onto Salisbury Road, next left onto Abbey Road and the property is on the left hand side within 70 yards. REF: A931 03/07/26

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.

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.