

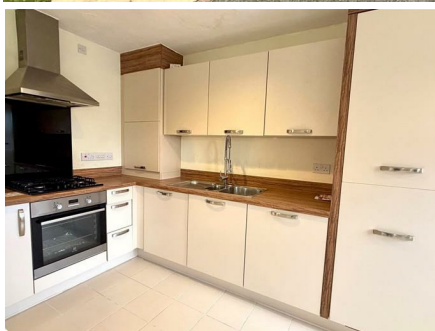
**Bryan Davies  
+ Associates**

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**AUCTIONEERS  
●  
ESTATE AGENTS**

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**38 Lon Bedw, Llandudno Junction, Conwy, LL31 9FE**



**£127,500**

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

THIS MODERN CIRCA 2012 FIRST FLOOR PURPOSE BUILT APARTMENT BY MACBRYDE HOMES IS SITUATED AT THE END OF A CUL DE SAC WITHIN LESS THAN A MILE OF LLANDUDNO JUNCTION SHOPPING INCLUDING TESCO, ICELAND, LIDL, ASDA AND MAINLINE RAILWAY STATION AND CLOSE TO THE LINK ROAD LEADING TO THE A55 EXPRESSWAY. The accommodation briefly comprises;- front door to shared hall; staircase to first floor; self contained door to apartment 38; hall; open plan lounge/dining/kitchen with range of modern units, built in oven, hob, cooker hood, washer/drier and fridge/freezer, 2 bedrooms and a 3 piece bathroom with over bath shower.. The property features gas fired central heating and upvc double glazed windows. Outside communal gardens, allocated off road parking for one car plus shared visitor spaces. The property is held on Leasehold tenure over a 150 year term from 20th November 2012, with an annual ground rent of £150 for the first 25 years. Service charge for 2025/26 is £1267.17 and a ground maintenance charge of £161.70 for the year. This would need to be clarified with your solicitors.

The accommodation comprises:-

#### COMMUNAL ENTRANCE

Intercom entry phone, staircase to first floor.

#### PERSONAL DOOR INTO FLAT 38

#### HALL

Wall mounted security intercom entry phone, radiator, built in cupboard with shelving.

OPEN PLAN LOUNGE/DINING/KITCHEN 19'8" x 15'8"  
max plus bay window (6.01m x 4.80m max plus bay window)



Tv and telephone point, 2 double radiators, upvc double glazed windows to front.



#### KITCHEN AREA



Fitted with Cream fronted base, wall and drawer units with wood effect round edge work tops and uprights, integrated appliances include 'Electrolux' electric oven, 4 ring gas hob and splashback, stainless steel canopy over, inset 1½ bowl sink unit with mixer tap, cupboard housing 'Ideal Logic' combination central heating and hot water boiler, integrated 'Candy' washer/drier, fridge/freezer, tiled floor.

BEDROOM 1 12'7" x 8'3" max overall (3.85m x 2.54m max overall)



Radiator, upvc double glazed window to rear.



### BEDROOM 2 8'0" x 6'6" (2.44m x 2.00m)



Radiator, upvc double glazed window to rear.

### 3 PIECE BATHROOM IN WHITE



Comprising panelled bath with mixer tap and shower attachment, side screen, wash hand basin, close coupled wc, radiator, extractor, airing cupboard with shelving, radiator, tiled floor, shaver point.

### OUTSIDE

There is one allocated parking space to the front of the building.

### COMMUNAL GARDENS

With lawns, shrubs, trees and visitor parking spaces.

### COUNCIL TAX

Is 'C' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### TENURE

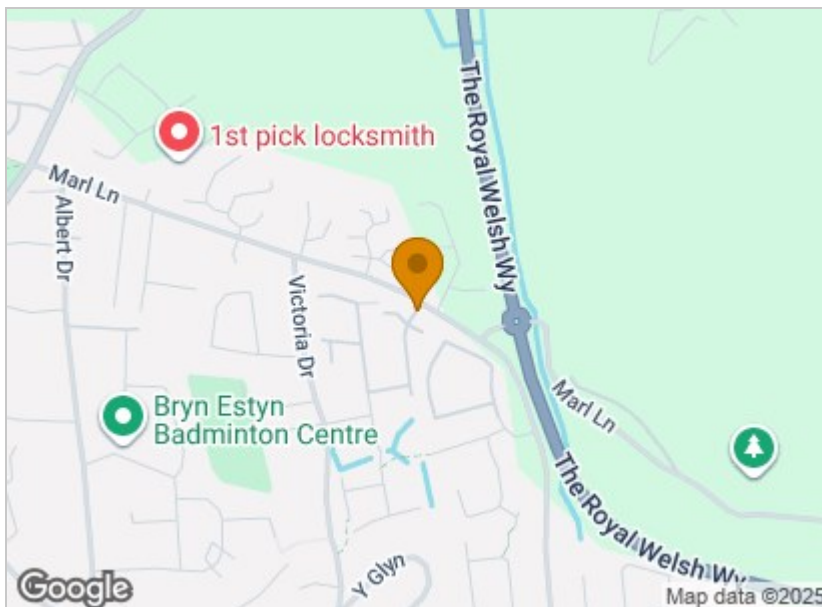
The property is held on a LEASEHOLD tenure over a 150 year lease from 21st November 2012 with an annual ground rent of £150 for the first 25 years.

### SERVICE CHARGES

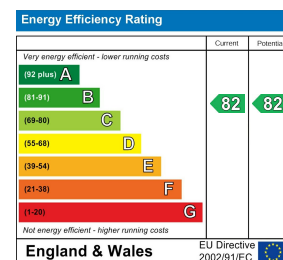
The annual service charges are £1267.17 with a gardens maintenance charge of £161.70 per annum.



#### Area Map



#### Energy Efficiency Graph



#### Directions

From Llandudno Junction Railway Station turn left heading for Conwy, through the mini roundabout and next right onto Victoria Drive, follow the road almost to its end, turn right into Llys Onnen, first left, then immediately right again onto Lon Bedw follow the road round to the left and the block of apartments is on your right hand side. Ref A810 28/11/25

**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.

