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**8D Westminster Court St. Georges Place,  
Llandudno, Conwy, LL30 2NR**



**No Onward Chain £320,000**



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

THIS SPACIOUS QUALITY CONVERTED TOWN CENTRE 3RD AND 4TH FLOOR DUPLEX 3 BEDROOM APARTMENT WAS EXTENSIVELY RENOVATED BY MOSTYN ESTATES LTD CIRCA 2003 AND BENEFITS FROM A LARGE ROOF TERRACE. THE GRADE 2 LISTED BUILDING WAS BUILT c1860 AND IS LOCATED IN THE HEART OF LLANDUDNO WITH ALL AMENITIES ON THE DOORSTEP INCLUDING THE PROMENADE, THE PIER, BANKS, CHEMISTS, LIBRARY, DOCTORS, DENTIST, MAIN SHOPS, HOTELS, RESTAURANTS BUSES AND MAINLINE RAILWAY STATION ARE WITHIN A SHORT LEVEL WALKING DISTANCE.

The accommodation briefly comprises: shared porch with security intercom; shared hallway with lift and stairway to all floors; self contained door from the fourth floor leads to Apartment 8D; hall; lounge with limited sea view; en-suite two piece cloakroom; kitchen/diner with range of base, floor and drawer units and built in appliances; sliding patio door leads to large quiet rear roof terrace (8.79m x 4.33m - 28'10" x 14'2") with beautiful views to the Great Orme; a staircase from the hall leads down to the third floor, principle bedroom with built in wardrobes and en suite three piece shower room; second bed with built in wardrobes and en suite three piece bathroom; double sized third bedroom with built in wardrobes and separate family sized 3 piece shower room. The property feature gas fired central heating and double glazed windows. Outside there is a secure open plan garage accessed via an electrically operated door from the side road with allocated parking for one car.

OVER 1400 SQ FEET OF ACCOMMODATION

PETS NOT ALLOWED

SUB-LETTING ALLOWED

NO HOLIDAY LETTING ALLOWED

The accommodation comprises:

FOURTH FLOOR

Self contained door to:

APARTMENT 8D

HALL

Security entry phone, radiator.

LOUNGE 18'9" x 11'5" (5.72m x 3.48m)



Two radiators, double glazed window with limited sea and hill views.

SMALL INNER HALL

With cloaks cupboard.

SEPARATE 2 PIECE CLOAKROOM



In white, radiator.



## KITCHEN/DINER 18'11" x 9'4" (5.79m x 2.87m)



Range of base, wall and drawer units with round edge worktops, stainless steel 1½ bowl sink with bi-flow tap, built in oven, four ring gas hob with cooker hood over, integrated fridge and freezer, washing machine and dishwasher, ecoTEC gas fired central heating boiler, radiator, wall tiling, floor tiling.



Double glazed sliding patio door leads to:

## LARGE ROOF TERRACE 28'10" x 14'2" (8.79m x 4.32m)



Beautiful view to Great Orme and far distant views to Angelsey.



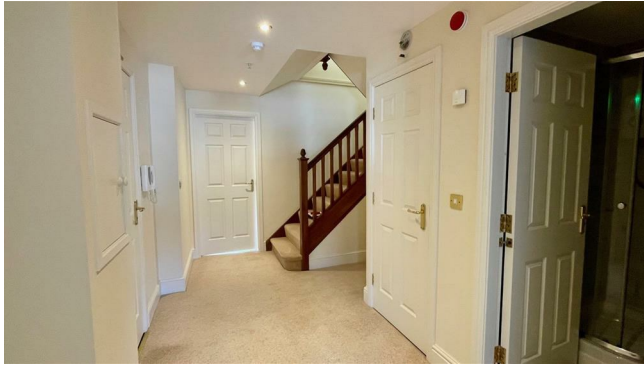
## VIEW FROM LARGE ROOF TERRACE



A staircase from the hall leads down to:



### 3RD FLOOR LEVEL HALLWAY



Security entry phone, cylinder cupboard with airing space, radiator.

### BEDROOM 1 16'7" x 11'5" (5.06m x 3.50m)



Plus full width built in sliding wardrobes, radiator, double glazed windows with limited sea views.

### TILED 3 PIECE SHOWER EN-SUITE



Suite in white comprising shower, wash hand basin and w.c., heated ladder style towel warmer.

### BEDROOM 2 14'7" x 14'6" (4.47m x 4.42m)



Including built in wardrobes with sliding mirror door, radiator, double glazed window with views to Great Orme.

### TILED 3 PIECE EN-SUITE BATHROOM



Suite in white comprising bath, wash hand basin and w.c., heated ladder style towel warmer.

### BEDROOM 3 14'3" x 13'10" (4.35m x 4.22m)



With built in wardrobes with sliding mirror doors, radiator, double glazed window with view of Great Orme.

### TILED 3 PIECE SHOWER ROOM



Suite in white comprising shower, wash hand basin and w.c., heated ladder style towel warmer.

### OUTSIDE

Access from Ty Isa Road leads to:

### OPEN PLAN GARAGE



With automatic roller door and ALLOCATED PARKING SPACE. Integral door to the shared hall.

### TENURE

The property is held on a LEASEHOLD Tenure over a 125 year term from 25th April, 2005 with a reviewable Ground Rent of £234.00 per annum.

### MAINTENANCE CHARGE

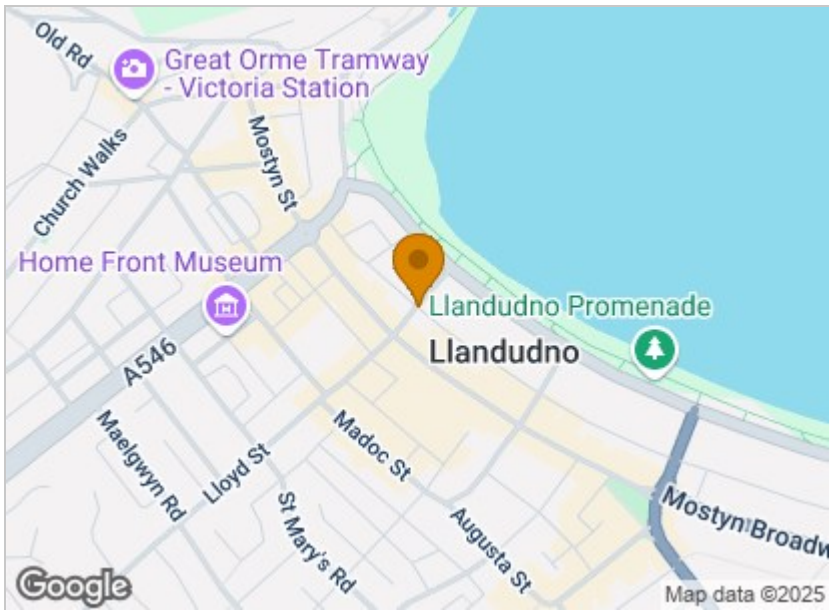
For the period 1st January, 2024 - 31st December, 2024 is £1,113.34. These charges should be confirmed by your legal advisor as can be subject to change.

### COUNCIL TAX BAND

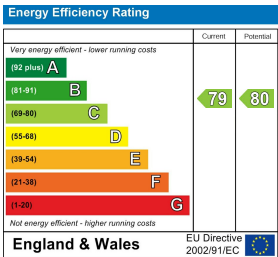
COUNCIL TAX BAND Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office, proceed north up Mostyn Street, turn right onto St Georges Place on the corner of Café Nero and Westminster Court is on the left hand side within 30 yards. A687 24/04/25 REV 15/05/25

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: 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.