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## 6 Garth Court, Abbey Road, Llandudno, LL30 2HF



**£190,000**



THIS IS A BEAUTIFULLY PRESENTED AND UPDATED SECOND FLOOR PURPOSE BUILT TWO BEDROOM APARTMENT, having views towards Llandudno and the mountains. Situated within easy walking distance of Llandudno Town Centre, the Promenade and Pier. The accommodation briefly comprises:- front door to shared reception hall ; stairs and lift to 2nd floor, self-contained door to apartment 6; reception hall; ; open plan lounge/dining room with views; re-fitted kitchen with gloss fronted units and integrated appliances; 2 double sized bedrooms and a 3-piece shower room with large shower stall and a separate utility room/ 2 piece cloakroom. The property features electric radiator heating and upvc double glazed windows. Outside - communal garden and patio areas, one allocated parking space plus visitors parking. Extensive work has been carried out externally including a new roof. Maintenance charges are shared equally between the owners of each flat (one/twenty eighth). Apartment is held on a Leasehold Tenure over a 2,000 year term from 1919 with an annual ground rent of £20.00. Maintenance charges are approximately £225.00 per month for 2026.

EXTENSIVE WORK CARRIED OUT TO EXTERIOR INCLUDING NEW ROOF

PETS ALLOWED WITH MANAGEMENT PERMISSION

NO SUB LETTING

NO HOLIDAY LETS

The accommodation comprises :

COMMUNAL ENTRANCE DOOR

Into :-

COMMUNAL ENTRANCE HALL

Communal areas and post boxes.

STAIRCASE AND LIFT TO ALL FLOORS

APARTMENT 6 IS ON THE SECOND FLOOR

Personal door into :-

HALL



Wood effect flooring, wall mounted security intercom entry phone, cloaks cupboard, fuse box, airing cupboard with electric boiler and linen storage, radiator.

DOUBLE ASPECT LOUNGE/ DINING ROOM 18'1" x 17'5" (5.52m x 5.31m)



- into bay, wood effect flooring, coving, two double radiators, double aspect upvc double glazed windows with views over Llandudno to the mountain range beyond and views to the lower slopes of the Great Orme, two wall light points, wall mounted 'Living Flame' log effect electric fire.



VIEW FROM LOUNGE



### KITCHEN 12'5" x 6'10" (3.80m x 2.09m)



Fitted range of gloss fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl ceramic sink with mixer taps, under unit lighting, kick board heater, power points with USB ports, built in dishwasher, electric oven and induction hob with stainless steel canopy over and sparkle splashback, plumbing for an automatic washing machine, decorative wall tiling, space for fridge/ freezer, laminate flooring, spotlights, upvc double glazed window.

### TILED UTILITY/ CLOAKROOM



Wash hand basin, wc , worktop with space for tumble drier.

### BEDROOM 1 13'6" x 10'1" (4.14 x 3.08m)



Radiator, upvc double glazed window with views.



### BEDROOM 2 11'8" x 10'9" (3.57m x 3.29m)



Including built-in wardrobe, upvc double glazed window with views, double wardrobe with hanging rails and shelving, mirror fronted sliding doors, radiator.



### TILED 3 PIECE SHOWER ROOM



Comprising double sized shower stall with 'Creda' electric shower with twin shower heads including drench shower head, decorative tiling, wash hand basin and mixer tap, feature mirror with light and clock, close coupled wc, ladder style towel rail and laminate flooring, spotlights.

### OUTSIDE

### COMMUNAL GARDEN



Seating and patio areas.

### PARKING FOR ONE CAR

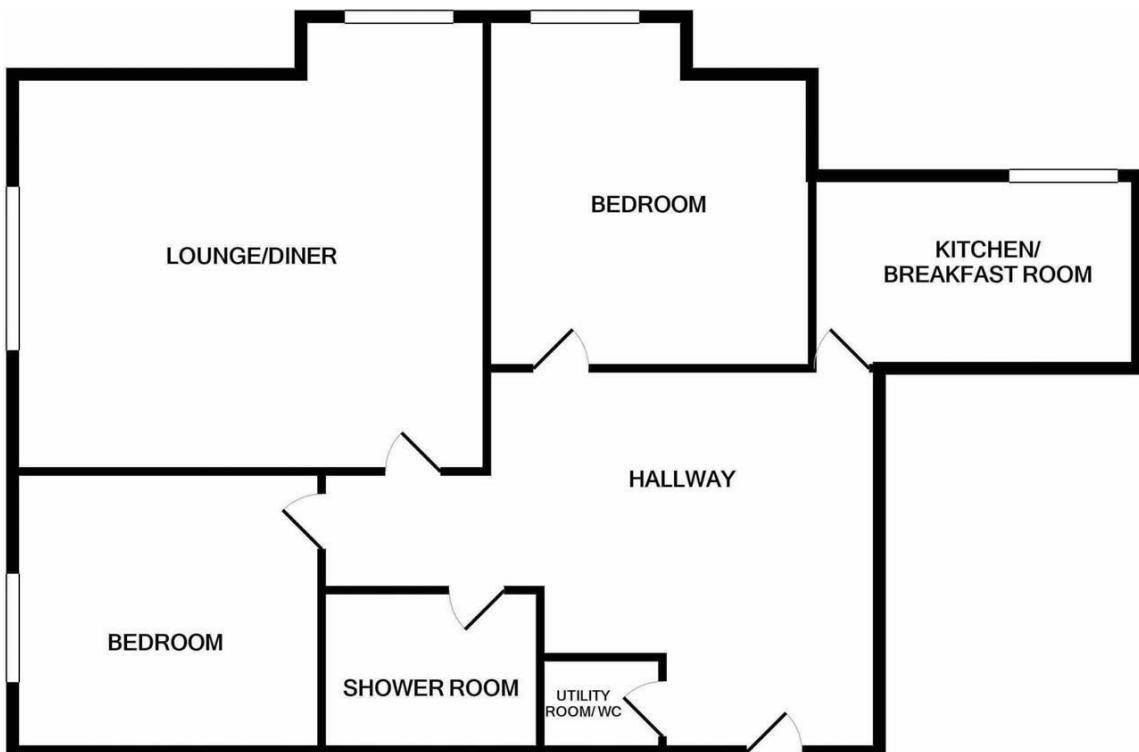
### VISITORS PARKING

### COUNCIL TAX

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

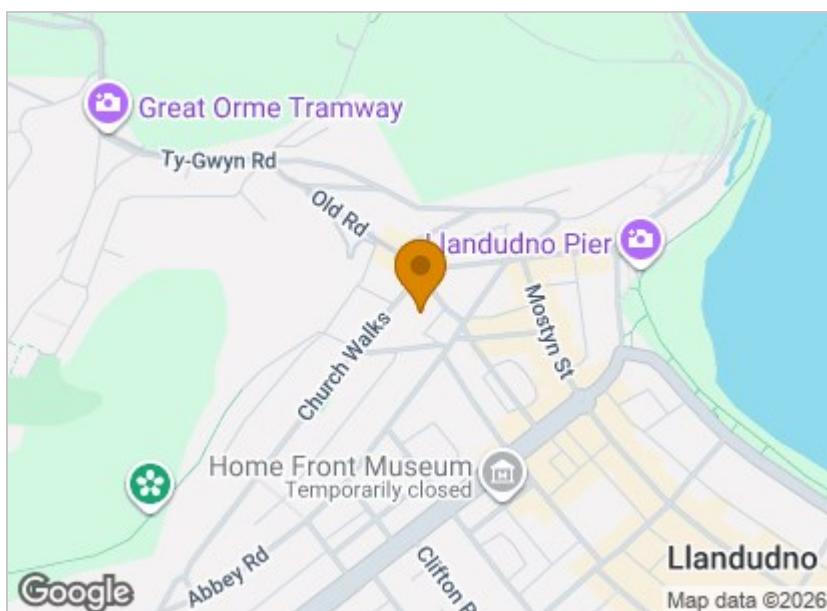
### TENURE

The property is held on a LEASEHOLD tenure over 2000 years from 1919 with an annual ground rent of £20. Each flat owner is a share holder and maintenance charges are shared equally between the owners of each flat (one/ twenty eighth). The maintenance charges from Nov 2025 - Nov 2026 are £2700 per annum payable monthly at £225 which includes water rates and insurance.

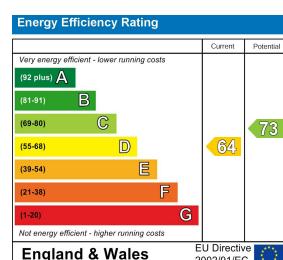


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 over the Millennium roundabout and onto Upper Mostyn Street, turn left onto Llewellyn Avenue, at the top of this road Garth Court can be viewed on your right hand side with access to the parking area. Ref A840 06/02/26

We will be pleased to arrange a viewing of this Home

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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.

