Bryan Davies + Associates

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LLANDUDNO
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AUCTIONEERS
•
ESTATE AGENTS

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9 Garth Court Abbey Road, Llandudno, Conwy, LL30 2HF

Panoramic views £139,950

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THIS SPACIOUS FOURTH FLOOR PURPOSE BUILT APARTMENT HAS BEAUTIFUL PANORAMIC VIEWS INTO LLANDUDNO BAY, LITTLE ORME AND ACROSS TO THE SNOWDONIA RANGE AND MOUNTAINS BEYOND. 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 4th floor, self-contained door to apartment 9; reception hall; ; lounge/dining room with panoramic views; kitchen/breakfast room with range of base, wall and drawer units and built-in appliances; 2 double sized bedrooms; 3-piece shower room; 2-piece cloakroom/utility with plumbing for a washing machine. Outside - small communal garden areas and one allocated parking space. 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. We are awaiting confirmation of the maintenance charges but have been advised that it is likely to be £225.00 per month for 2026.

PETS ALLOWED WITH MANAGEMENT PERMISSION
NO HOLIDAY LETTING ALLOWED
SUB-LETTING ALLOWED

WILL SELL FULLY FURNISHED IF REQUIRED

The Accommodation Comprises:-

COMMUNAL ENTRANCE HALL
Communal areas and post boxes

STAIRCASE AND LIFT TO ALL FLOORS

APARTMENT 9 IS ON THE FOURTH FLOOR
Shared store room on the landing.

PERSONAL DOOR INTO APARTMENT 9

HALL

2 Economy 7 heaters, storage cupboard, upvc double glazed window, wall mounted security intercom entry phone.

LOUNGE/DINING ROOM 20'0" x 19'8" (6.10m x 6.01m)

Fire surround with display shelving and electric fire, 2 wall light points, t.v point, 2 Economy 7 heaters, upvc doublew glazed window with panoramic views.

KITCHEN/BREAKFAST ROOM 13'6" x 10'11" (4.14m x 3.35m)

Fitted range of Cream fronted base, wall and drawer units with round edge worktops incorporating single drainer sink unit and mixer tap, integrated fridge, 2 freezers, dishwasher, electric double oven and 4-ring ceramic hob with cooker canopy over, cupboard housing hot water tank, Economy 7 heater, upvc double glazed window with panoramic views.

BEDROOM 1 16'6" x 10'2" (5.05m x 3.12m)

Including full length double wardrobes, top cupboards and dressing table, wall mounted electric heater, upvc double glazed window.

BEDROOM 2 13'3" x 9'0" (4.05m x 2.75m)

Upvc double glazed window, wall mounted electric heater

2-PIECE WASHROOM/UTILITY

With vanity wash hand basin and display shelving, plastic wall cladding, plumbing for a washing machine, lino flooring.

3-PIECE SHOWER ROOM

With plastic wall cladding, corner shaped shower stall with 'Mira' shower, wash hand basin with mixer tap and close coupled w.c, display shelving, storage cabinets, mirror, lino flooring.

OUTSIDE

Small shared garden areas.

THERE IS ONE ALLOCATED PARKING SPACE TO THE FRONT OF THE BUILDING

TENURE -

LEASEHOLD

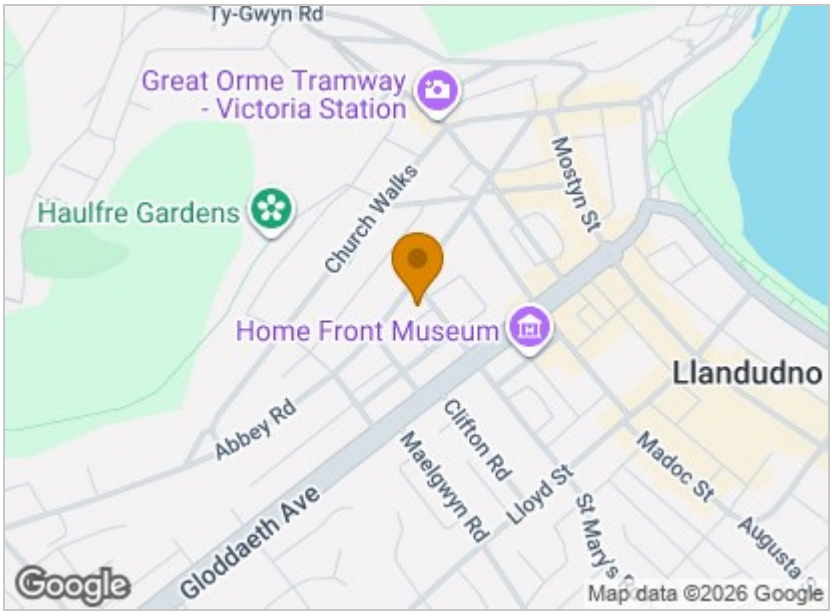
COUNCIL TAX BAND

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

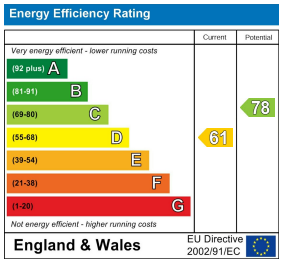
GARTH COURT (LLANDUDNO) LTD

To which each flat owner is a share holder. 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. We are awaiting confirmation of the maintenance charges but have been advised that it is likely to be £225.00 per month for 2026

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: A285 19/07/23 Rev 21/10/26

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.