

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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34 Gwel Yr Afon, Llandudno Junction, Conwy, LL31 9GD



No Onward Chain £137,500



www.bdahomesales.co.uk

THIS IS A GOOD SIZED FIRST FLOOR TWO BEDROOM PURPOSE BUILT APARTMENT situated in Llandudno Junction and close to local shops including Tesco, Iceland, Asda and Lidl Supermarkets, and the Mainline Railway Station is within a third of a mile.

The accommodation briefly comprises:- self-contained front door to hallway; stairs to first floor; open plan lounge/dining room; kitchen; inner hall; principal bedroom with built-in wardrobe; second bedroom with built-in wardrobe and a three piece bathroom with overbath shower. The property features gas fired central heating and double glazed windows. Outside - allocated parking space.

SUB-LETTING ALLOWED

NO HOLIDAY LETTING

The Accommodation Comprises:-

Double glazed FRONT DOOR INTO:-

HALLWAY

Display shelf.

Enclosed staircase to:-

FIRST FLOOR LANDING

Radiator, upvc double glazed side window.

LOUNGE/DINING ROOM 13'4" x 11'3" (4.08m x 3.44m)



LOUNGE



T.V. point, telephone point, wall mounted security intercom entry phone, double radiator.

KITCHEN 13'3" x 7'8" (4.06m x 2.35m)



Fitted grey fronted base, wall and drawer units with round edge worktops incorporating single drainer sink unit, under unit lighting, integrated appliances including 'Zanussi' electric oven, four ring gas hob and stainless steel cooker hood and splashback, integrated 'Zanussi' dishwasher and 'Montpellier' automatic washing machine, floor tiling in grey, recessed spotlights to ceiling, cupboard housing 'Glow Worm' central heating and hot water boiler, upvc double glazed to front.

BEDROOM 1 10'1" x 9'0" (3.09m x 2.75m)



Including fitted double wardrobe, telephone point, T.V. point, radiator, upvc double glazed window to front with deep sill.

BEDROOM 2 9'0" x 9'0" (2.75m x 2.75m)



Fitted cream fronted wardrobes and top cupboards, T.V. point, telephone point, radiator, upvc double glazed window to rear.

BATHROOM



Three piece suite in white comprising panel bath with mixer tap and mains shower over bath, pedestal wash hand basin with mixer tap, close coupled w.c., decorative wall and floor tiling, display shelving, ladder style towel rail, recessed downlighters and extractor.

OUTSIDE

FRONT GARDEN

ALLOCATED PARKING SPACE FOR ONE CAR

TENURE - LEASEHOLD

The property is held on a Leasehold Tenure over a 999 year term from the 1st January, 2010 with a Ground Rent of £75.00 per annum.

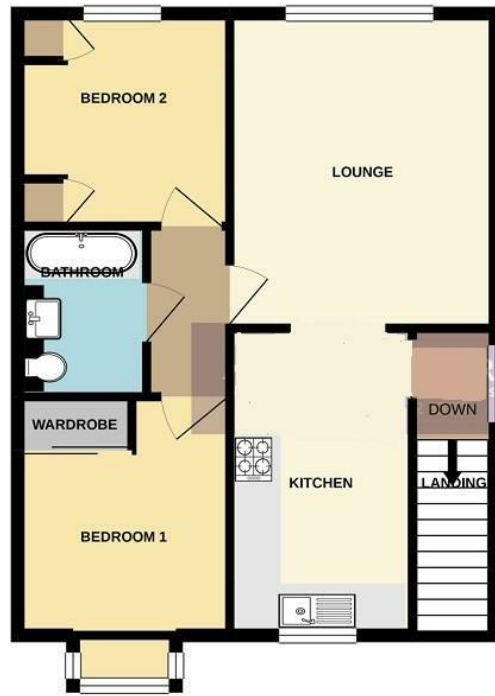
SERVICE CHARGE

Is £144.45 for 2026 plus Building Insurance of £395.36.

COUNCIL TAX BAND

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

FIRST FLOOR
543 sq. ft. (50.4 sq. m.) approx.

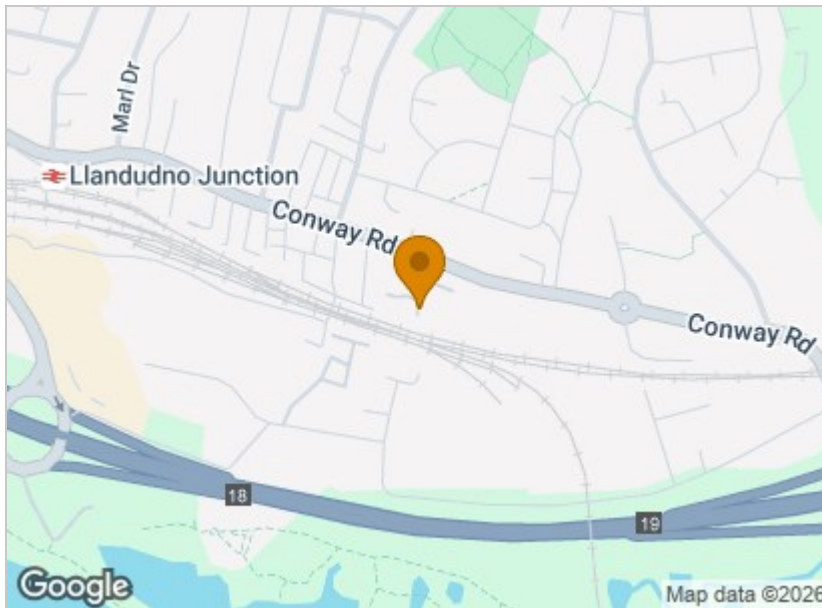


BASEMENT
38 sq. ft. (3.5 sq. m.) approx.

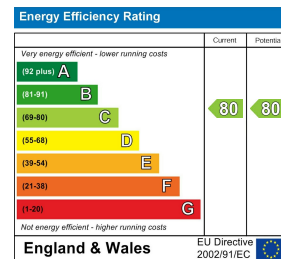


TOTAL FLOOR AREA: 581 sq. ft. (54.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 Llandudno Junction Railway Station proceed along Conwy Road towards Glan Conwy, turn right just after Castle Cabs and into Gwel yr Afon and the property is on the right within 50 yards. Ref: A796 30/09/26

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.

