

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## Elen Cottage, 16, Bodlondeb Castle Llwynon Gardens, Llandudno, Conwy, LL30 2HP



No Onward Chain £185,000



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

ELEN COTTAGE IS A RECENTLY UPDATED GRADE 2 LISTED BUILDING forming part of the Bodlondeb Castle development. Situated privately but close to the heart of the elegant seaside town of Llandudno with all the amenities, promenade and Victorian Pier just a short walk away. The cottage is one of two with security gated access from the car park with its own designated parking space and a private sunny cottage garden with a decked terrace seating area. The property benefits from gas fired central heating throughout and is available for sale with No Onward Chain/Vacant Possession.

The immaculately presented accommodation comprises:- open plan kitchen/diner/lounge with a newly fitted kitchen and quality integrated appliances including induction hob, double oven, fridge/freezer and dishwasher (all AEG), washer/dryer and dishwasher. A breakfast bar divides the kitchen from the lounge where French doors lead into the attractive garden. This open plan area has two radiators a very useful large downstairs storage cupboard, an entry intercom and recently installed all fibre broadband. The staircase leads from the kitchen end of the ground floor to an upstairs landing with doors leading to the 2 bedrooms and the family bathroom. The master bedroom has a radiator and a generous sized built-in wardrobe. The second bedroom has a radiator and dual aspect windows. The bathroom has a modern 3-piece suite with overbath shower mixer and shower screen and a heated towel rail/radiator.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS RECENTLY REDECORATED PROPERTY WITH A BRAND NEW KITCHEN, GARDEN AND PARKING IN A SOUGHT AFTER LOCATION.

DOGS ALLOWED

#### LOCATION/HISTORY

Elen Cottage is situated in a quiet spot at the foot of the Great Orme, but with all the shops, bars, restaurants and attractions a short walk from the doorstep. The property is on the route of the Great Orme circular walk and close to the delightful Haulfre Gardens. There is easy access to the A55 and surrounding transport links, including bus routes and the railway station. It is just half an hour's drive to the mountains of northern Snowdonia in the national park.

Bodlondeb Castle was built in the 1890's by Thomas Davies, the manager of the local St. Georges Hotel as a residence for a wealthy guest at the hotel. The block to the rear including Elen Cottages was formerly the Salem Chapel and this building became a school, whose most famous pupil was William Morris Hughes who became the Prime Minister of Australia in 1916.

The Accommodation Comprises:-

Steps from the parking area lead down to:-

Double Glazed FRONT DOOR

OPEN PLAN KITCHEN/LOUNGE/DINER 24'10" x 10'4"  
(7.59m x 3.15m)



Newly fitted Cashmere coloured base, wall and drawer units with round edge marble effect worktops, inset single drainer sink unit and mixer taps, integrated and most of the appliances are 'AEG' and include fridge/freezer, double electric oven, 'Slimline' dishwasher, 4 ring induction hob with stainless steel cooker hood over, 'Hoover' washer/dryer, breakfast bar area, oak flooring, recessed down lighters to ceiling, t.v point, 2 double radiators, double glazed doors to rear garden and single glazed window, downstairs storage/cloaks cupboard with fuse box, and automatic light, wall mounted security intercom entry phone with video entry screen, recessed ceiling lights. Unit housing wall mounted gas fired 'Worcester' combination central heating and hot water boiler.



A staircase from the Kitchen Area leads to:-

## FIRST FLOOR LANDING



Access to roof space, recessed downlighters to ceiling.

## BEDROOM 1 9'9" x 8'5" (2.98m x 2.59m )



Recessed downlighters to ceiling, t.v point, built-in cupboard with automatic light, double hanging rails.



## DOUBLE ASPECT BEDROOM 2 9'9" x 9'8" (2.99m x 2.95m )



Recessed downlighters to ceiling, access to roof space, radiator, double aspect windows.



## 3-PIECE BATHROOM



White suite comprises panel bath with mixer tap and shower attachment, side shower screen, wash hand basin and mixer tap, close coupled w.c, wall and floor tiling, mirror, extractor, heated ladder style towel rail.

## OUTSIDE

### WALLED GARDEN AREA

Lawned with shrubs, trees, flowerbeds, raised decked patio/seating area, slate pavings.

### RAISED DECKED PATIO/SEATING AREA



### TENURE - LEASEHOLD

Is held over a 999 year term from 1st January, 2006

### SERVICE CHARGE

Is £1,600 per annum (includes building insurance, building maintenance, window cleaning and upkeep of the car park.

### PEPPERCORN GROUND RENT

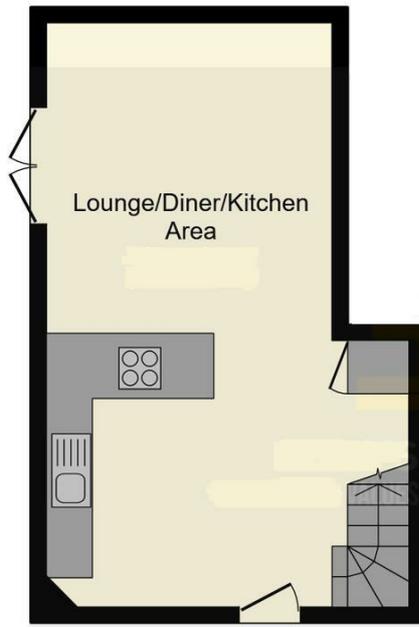
(Not collected)

### CONWY COUNCIL TAX BAND

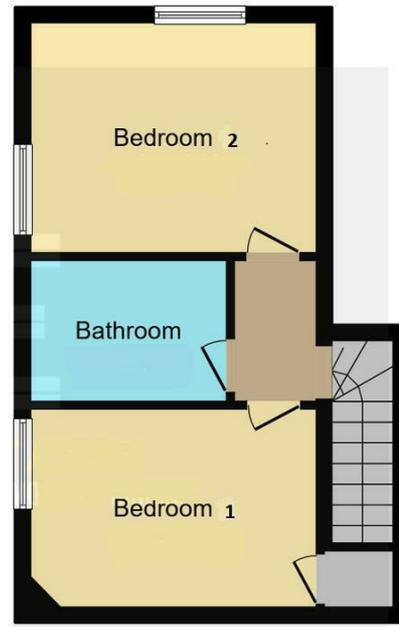
Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### ENERGY PERFORMANCE CERTIFICATE

Is exempt (Grade 2 Listed)



**Ground Floor**  
Floor area 32.0 m<sup>2</sup> (345 sq.ft.)



**First Floor**  
Floor area 32.0 m<sup>2</sup> (345 sq.ft.)

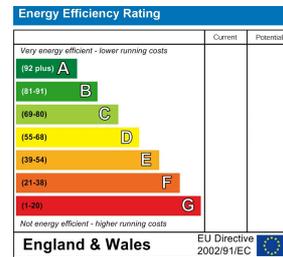
TOTAL: 64.1 m<sup>2</sup> (689 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno Office proceed North along Mostyn Street through the roundabout with the Millenium Clock onto Upper Mostyn Street at the top of this road turn left onto Church Walks, follow the road to the Great Orme Tram Station. Turn right onto Old Road, first left behind the Kings Head Public House onto Llwynnon Gardens and the property is on the left within 100 yards. REF: A701 27/05/25 Rev 06/01/26

**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.

