

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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13 Llys Maelgwn Gloddaeth Avenue, Llandudno, Conwy, LL30 2DH



£208,000



www.bdahomesales.co.uk

THIS GORGEOUS, SPACIOUS, WELL MAINTAINED AND UPGRADED TWO BEDROOM FIRST FLOOR APARTMENT has views to the Great Orme and is situated on the level within walking distance of Llandudno Town Centre. The accommodation briefly comprises:- front door with security entry phone to shared hall; stairs to first floor; self-contained door to apartment; hall; modern three-piece shower room; lounge; dining room leads to kitchen with modern units and new appliances, newly installed 'Worcester 2000 kw combination gas fired/hot water boiler (2025); two bedrooms with built-in wardrobes; lovely fitted second three-piece shower room. The property features gas fired central heating and upvc double glazed replacement window units. Outside - gardens maintained by the Management Company; access from the rear leads to parking for a car and to a tandem style garage with en-suite workshop and automatic up and over door.

NO HOLIDAY LETTING ALLOWED
NO SUB-LETTING ALLOWED

The Accommodation comprises:-

COMMUNAL ENTRANCE DOOR TO THE FRONT AND REAR, STAIRCASE TO:-

FIRST FLOOR LANDING

Allocated storage cupboard.

PERSONAL DOOR TO APARTMENT 13

HALL



Radiator, wall mounted security intercom entry phone.

THREE PIECE SHOWER ROOM



Comprising corner shower stall with folding door and wall mounted Mira Advance electric shower, WC., mirror and display shelf over wash hand basin, mirror wall mounted cabinets, laminate floor, coved ceiling, extractor fan.

LOUNGE 15'11" x 12'2" (4.87m x 3.72m)



Fire surround with marble back and hearth, display mantle over, inset electric 'Living Flame' fire, TV point, coved ceiling, upvc double glazed window with deep display sill, views to the lower slopes of the Great Orme, double radiator.



VIEW FROM THE LOUNGE



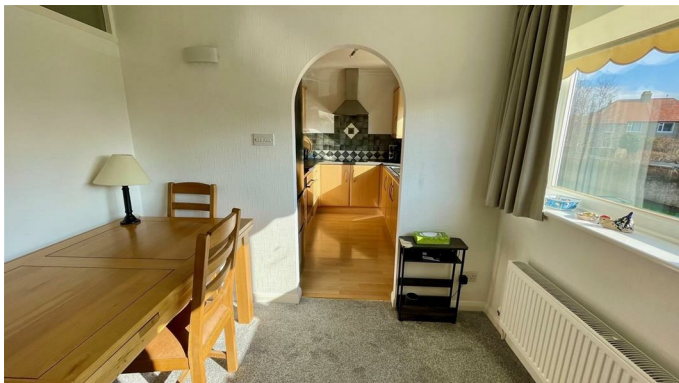
KITCHEN 9'11" x 7'3" (3.03m x 2.23m)



DINING ROOM



Wall light point, telephone point, coved ceiling, upvc double glazed window, double radiator. Archway through to:-



Fitted range of Beech effect fronted base, wall, drawer and glass fronted units with display lighting and under unit lighting, incorporating 1½ bowl sink unit with mixer tap, integrated appliances include 'AEG' electric oven and 'Belling' 4-ring ceramic hob with stainless steel cooker hood over, 'Hotpoint' washing machine and dishwasher, fridge/freezer, wall tiling, cupboard housing 'Worcester 2000 kw' combination gas fired central heating and hot water boiler (newly installed 2025), laminate wood effect floor, upvc double glazed windows.

BEDROOM 1 11'10" x 10'0" (3.62m x 3.07m)



Plus full length beech effect fronted built-in wardrobes with hanging rail and shelving, UPVC double glazed window with views to the lower slopes of the Great Orme, radiator.



BEDROOM 2



Including fitted beech effect fronted wardrobe and top cupboard and matching bedside units, UPVC double glazed window, radiator.

THREE PIECE SHOWER ROOM



Comprises corner shower stall with sliding door and shower with Drench shower head, vanity wash hand basin with display shelving and cupboards below, w.c., wall cabinet, shaver point and mirror, ladder style towel rail, laminate floor, plastic cladding with recessed down lighters, upvc double glazed window, airing cupboard with cylinder tank.

OUTSIDE

COMMUNAL GARDENS TO THE FRONT AND REAR

REAR OF THE PROPERTY



INTEGRAL TANDEM STYLE GARAGE



With automatic up and over door, en-suite workshop, further small parking space to the front, water tap, light and power connected.

TENURE

The property is held on Leasehold Tenure, new extended Lease over a 999 year term from 2017, Management Company - LLys Maelgwn Limited owns the Freehold and the shares of this Company are held equally by the Apartment Owners.

These details should be confirmed by your Legal Advisor.

SERVICE CHARGE

Is £2,000 for the year.

Service Charge should be confirmed by your Legal Advisor as can be subject to a change.

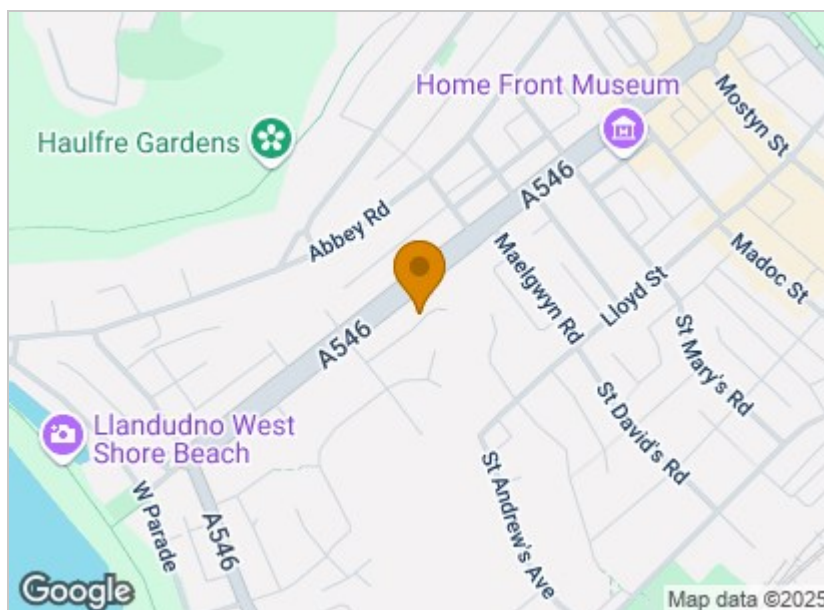
COUNCIL TAX BAND

Is 'D' - obtained via www.conwy.gov.uk

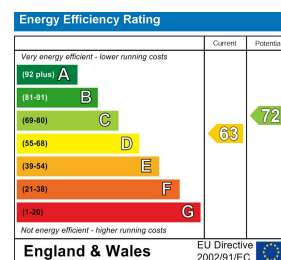


Approx. Gross Internal Floor Area 802 sq. ft / 74.50 sq. m
Not to Scale. For illustration purposes only.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street to the roundabout with the Millennium Clock, turn left onto Gloddaeth Street and follow the road down for approximately 700 yards and the property can be viewed on the left hand side. REF: A642 19/02/25 REV 29/05/25

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.

