

Anthony Flint

property consultants



**93 Conway Road
Llandudno Junction
LL31 9BA**

**Asking Price Of
£135,000**



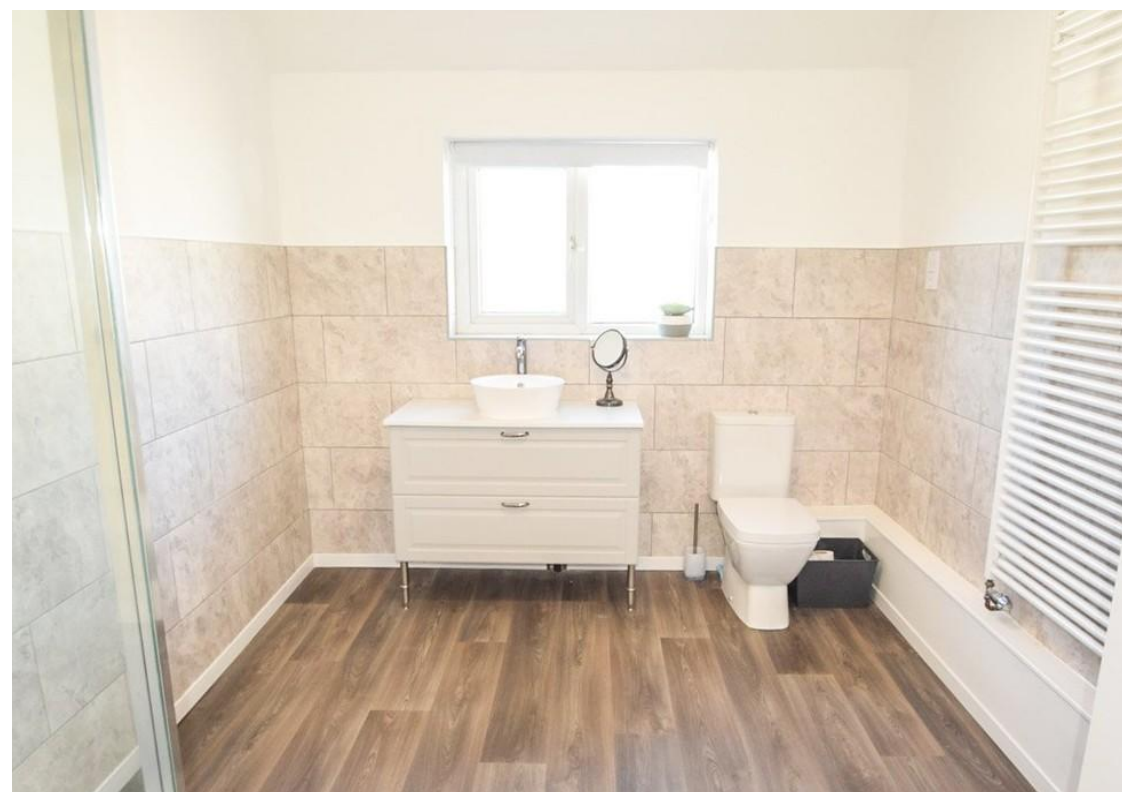




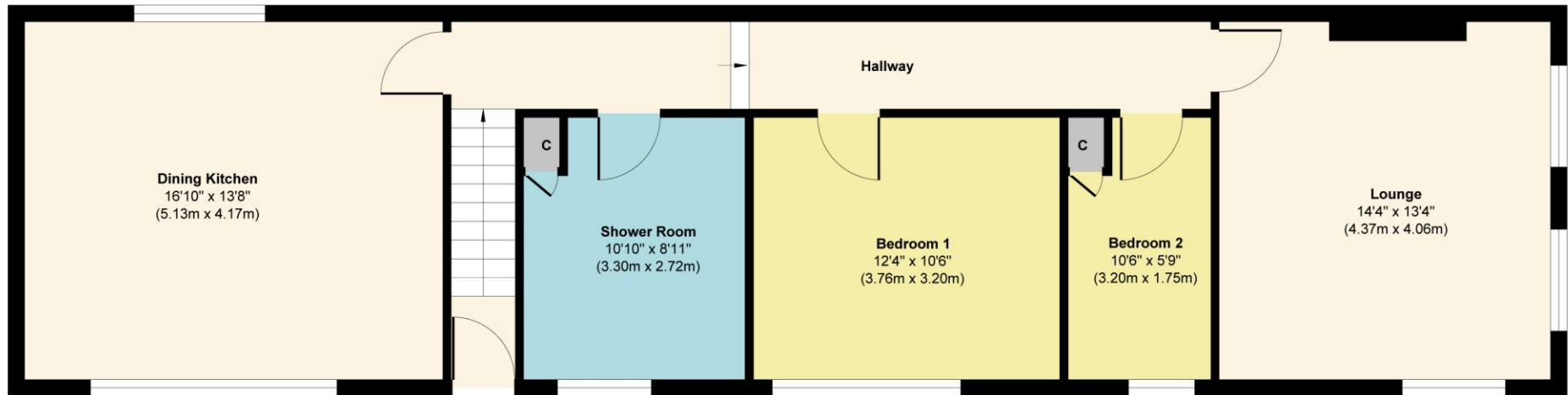
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Situated on the outskirts of Llandudno Junction, this first floor apartment is ideally located for the shops, schools, leisure complex, railway station and transport links to the nearby historic walled town of Conwy and the popular Victorian seaside resort of Llandudno. Benefitting from gas fired central heating and double glazing throughout, this spacious accommodation affords side entrance with stairway to first floor, hallway, fitted kitchen / dining / breakfast room, double aspect lounge with distant rooftop views towards Conwy Mountains, two bedrooms and shower room.

uPVC double glazed door with frosted panels leading to Vestibule. Stairway to FIRST FLOOR to hall with roof hatch, radiator. KITCHEN/DINER 16'10" x 13'08" window overlooking surrounding area with distant rooftop views towards Conwy mountains, additional uPVC double glazed window, fitted with a range of wall, base and wall units with complimentary work surfaces over, built in Cooke and Lewis oven, stainless steel five ring gas hob with extractor fan over, space for fridge freezer, space for dish washer, tiled splash backs, wood effect linoleum flooring, radiator, wall mounted Ideal Logic central heating boiler with built in cupboards below housing fuse box, loft access hatch, two wall light points. SHOWER ROOM 10'10" x 8'11" uPVC double glazed frosted window, three piece suite in white comprising walk in shower with dual shower head, vanity wash hand basin on decorative unit with mixer tap, low flush w.c., part tiled walls in grey marble effect ceramics, shaver point, white ladder style heated towel rail, wood effect linoleum flooring, loft access, built in cupboard with shelving. BEDROOM ONE 12'04" x 10'06" double glazed window with views over the surrounding area and distant rooftop views towards Conwy mountains, coved ceiling, radiator. BEDROOM TWO 10'06" x 5'09" uPVC double glazed window overlooking surrounding area and distant views towards Conwy mountains, radiator, continuation of wood effect flooring, built in cupboard with shelving and overhead storage. LOUNGE 14'04" x 13'04" uPVC double glazed windows to double aspect with views over surrounding area and distant views towards Conwy mountains, continuation of wood effect linoleum flooring, coved ceiling, television aerial point, telephone point, radiator. We are informed by the Vendor that a new Leasehold will be created and are awaiting further details. RB 23/04/2021



93a Conway Road

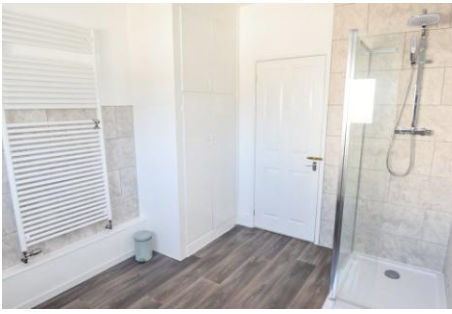


First Floor
Approximate Floor Area
880 sq. ft
(81.75 sq. m)

Approx. Gross Internal Floor Area 880 sq. ft / 81.75 sq. m

Not to Scale. For illustration purposes only.

Produced by Elements Property



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Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements