

Anthony Flint

property consultants



**Ground Floor Flat,
20 Penrhyn Isaf Road,
Penrhyn Bay, Llandudno, LL30 3LT**

**Asking Price Of
£150,000**

www.anthonyflint.co.uk llandudno@anthonyflint.co.uk

01492 877418







Anthony Flint

A spacious ground floor apartment located within a purpose built semi detached house situated within walking distance to the Promenade of Penrhyn Bay, ideally situated for the shops, supermarket, doctors surgery and other amenities. Benefitting from electric storage heating and double glazing throughout, the apartment affords entrance hall, lounge, kitchen, two double bedrooms and shower room. To the outside there is a good sized rear garden with single car garage.

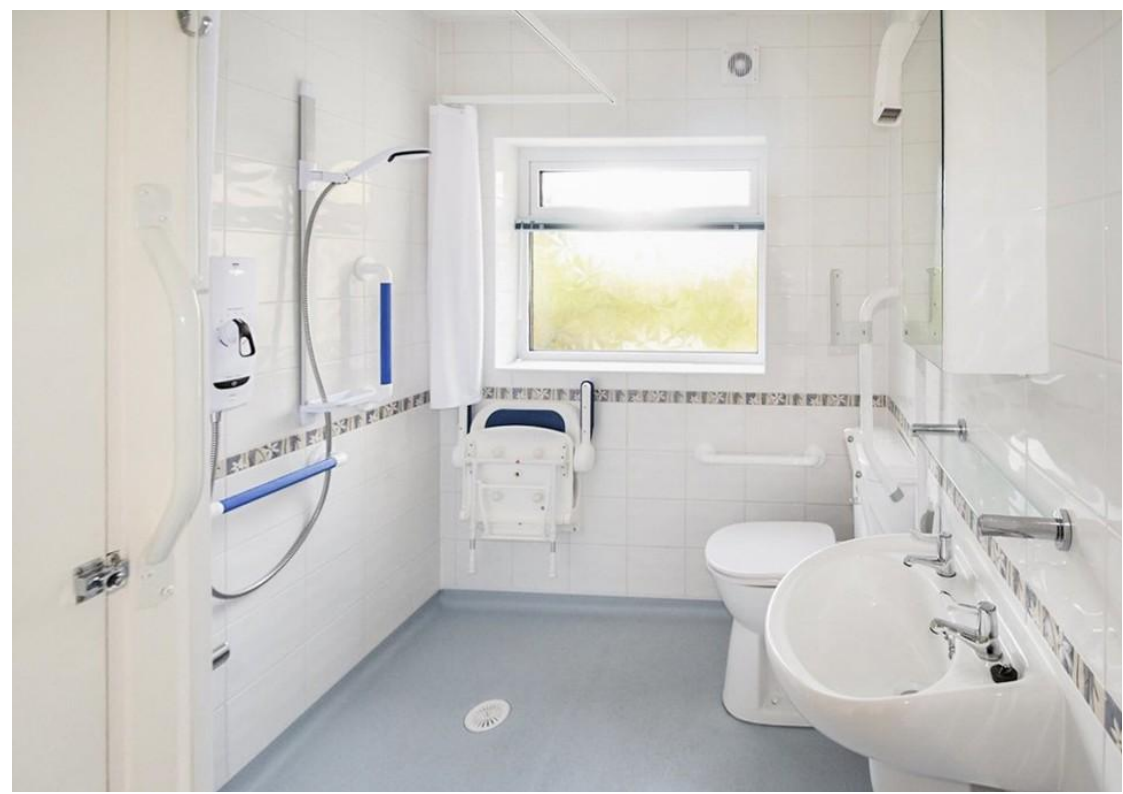
COVERED ENTRANCE uPVC double glazed entrance door with frosted panel leading to: ENTRANCE HALL coved ceiling, storage heater, storage cupboard housing electric meters and fuse board, additional cloaks cupboard, wall light point. KITCHEN (9'00" x 6'09") sliding glazed door, uPVC double glazed window to front elevation with roof top views to Little Orme, fitted with a range of wall, base and drawer units with complimentary work surfaces over, inset stainless steel sink unit with mixer tap, space for slot in cooker and space for washing machine and fridge freezer, tiled splash backs, wood effect linoleum flooring. LOUNGE (13'11" x 12'04" max into alcove) uPVC double glazed window and door with steps leading out to rear garden, coved ceiling, three wall light points, open grate fireplace with tiled surround and hearth, telephone point, storage heater, television aerial point. BEDROOM 1 (12'11" x 10'05" max to robes) uPVC double glazed window to front elevation with roof top views towards Little Orme, a range of built in bedroom furniture to one wall to include wardrobes with over head storage lockers and dressing table area, telephone point, storage heater, coved ceiling. BEDROOM 2 (12'11" x 7'10") uPVC double glazed window

to rear elevation overlooking rear garden, storage heater. SHOWER ROOM (7'06" x 6'03") uPVC double glazed frosted window to side elevation, fully tiled walls with border tile, Mira Advance shower fitment, w.c., and wall mounted wash hand basin, wall mounted Dimplex heater, extractor fan, built in airing cupboard housing the hot water cylinder, shelving and storage cupboard above.

EXTERNALLY Front - pathway leading to the property and a section of the low maintenance chipped area directly under Bedroom 1 window. Side and rear - Low maintenance area to the side with two timber sheds (one with power), outside tap, courtesy lighting, variety of areas, one area with low maintenance chippings, one area with paviers, one area surrounded by borders, hedge borders and fence boundaries, vegetable plot area, another low maintenance area with separate beds.

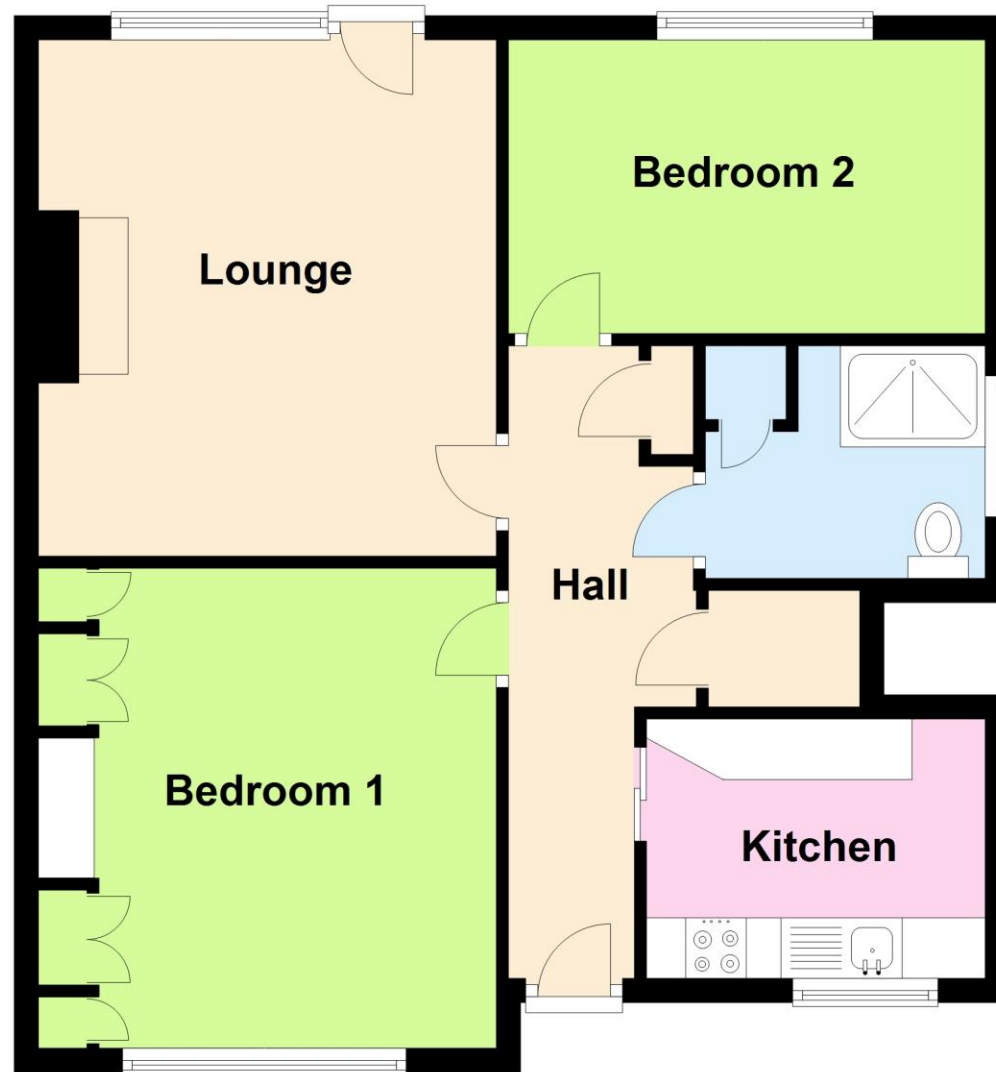
GARAGE (17'06" x 8'03") Accessed via Redlands Close. Up and over door, window to rear. Tenure - we are informed by the vendors that the property is Freehold with agreed maintenance costs split 50/50 between ground and first floor apartments.

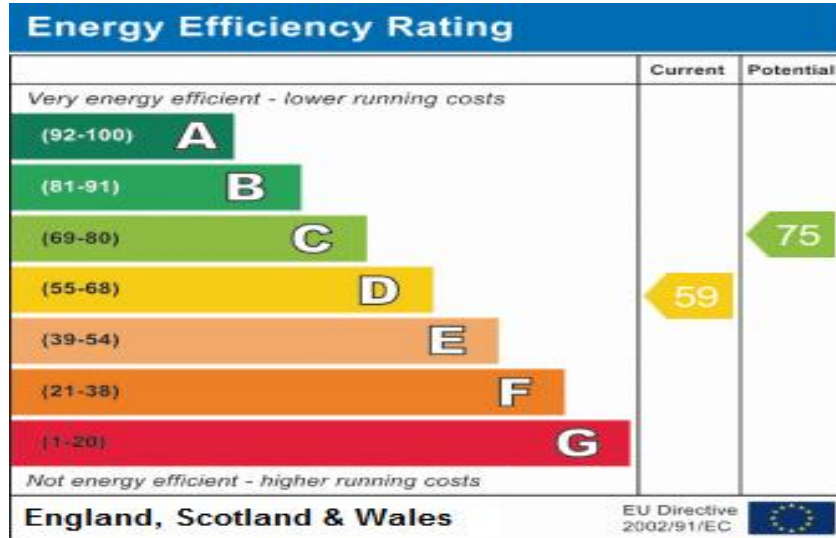
RB 17/05/2021.



Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)





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 C 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.

Anthony Flint

125 Mostyn Street
Llandudno
LL30 2PE

www.anthonyflint.co.uk

llandudno@anthonyflint.co.uk

01492 877418

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.