

Anthony Flint

property consultants



9 Benarth Court, Llanrwst Road,
Glan Conwy, LL28 5ED

Asking Price Of
£200,000

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Benarth Court is a purpose built development conveniently located in the heart of Glan Conwy within easy access to the local cafe, primary school, public house and Post Office, and is approx. 2 miles away from the historic walled town of Conwy and approx. 5 miles from the popular Victorian seaside town of Llandudno. Benefitting from stunning views over the Conwy Estuary towards the Castle and Great Orme in the distance, this second floor apartment affords communal entrance with stairway to all floors, private entrance hall, lounge / dining room leading onto balcony, modern fitted kitchen, two double bedrooms and bathroom. To the outside there is a single car garage.

COMMUNAL ENTRANCE stairway to First and Second Floors. Part glazed and timber entrance door to PRIVATE ENTRANCE HALL built in cupboard with shelving, built in cupboard with shelving and radiator. LOUNGE/DINER 23'03" max x 13'08" uPVC double glazed sliding doors with stunning views towards the Great Orme, Deganwy and The Vardre, Conwy Castle, down the Valley over the Estuary and railway lines, television point, telephone point, decorative fire surround with marble effect back plate and hearth, inset fire, decorative archway to dining area with uPVC double glazed window to side elevation, two radiators, coved ceiling. KITCHEN 10'03" x 7'10" excl door recess, uPVC double glazed window to rear elevation with stunning views Great Orme, Deganwy and The Vardre, Conwy Castle, down the Valley over the Estuary and railway lines, fitted with a modern white gloss wall, base and drawer units with chrome bar handles, cupboard housing Worcester central heating boiler with chrome coloured sliding roller door, built in wine rack, built in

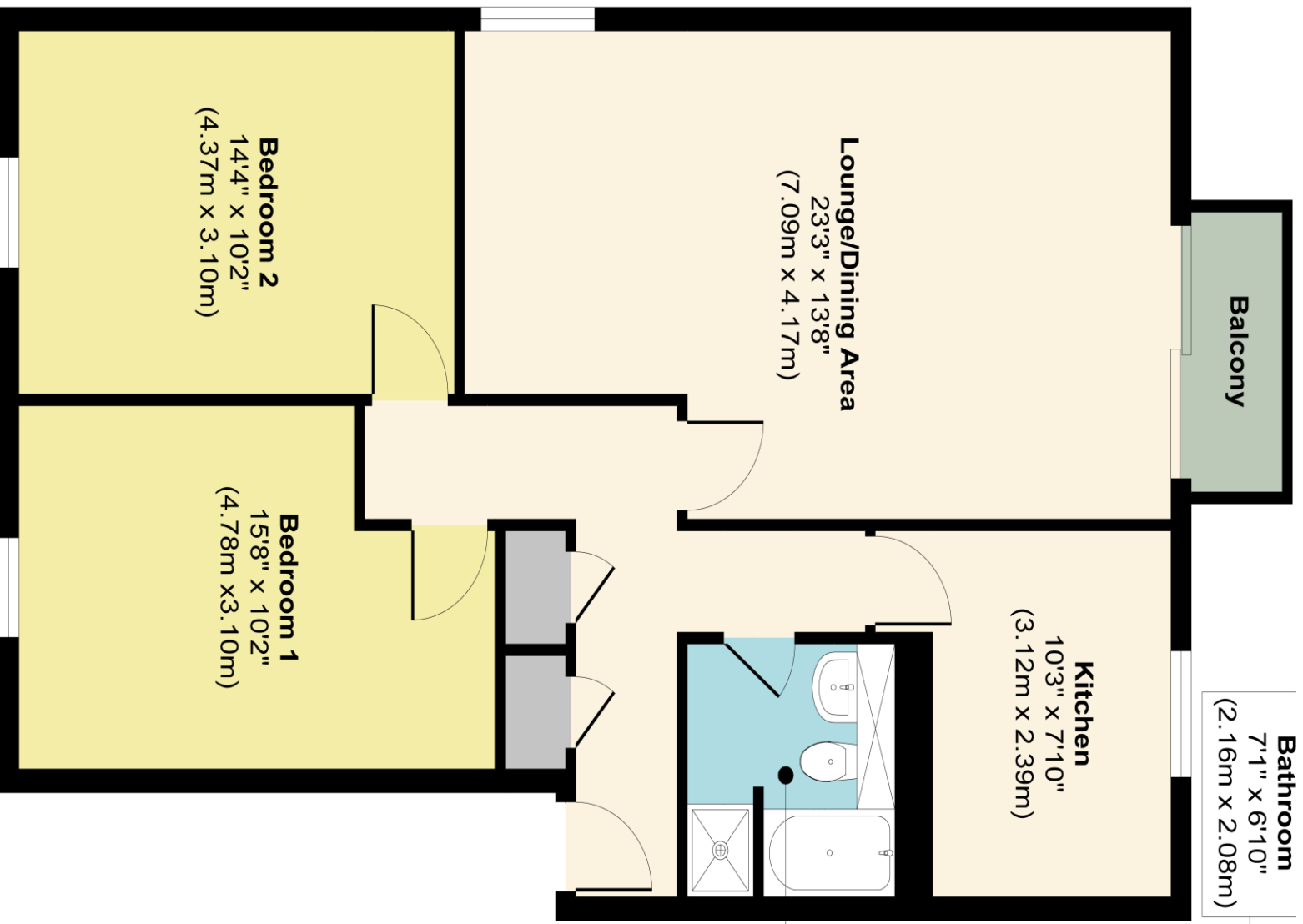
stainless steel oven with four ring hob, stainless steel splash back, stainless steel chimney extractor, complimentary wood effect work surfaces over units with inset stainless steel 1.5 bowl sink unit with mixer tap, mirrored splash back with lighting, tiled upstand, built in larder cupboard with shelving, built in fridge, built in Zanussi washing machine, inset spot lighting, wall mounted heater, ceramic tiled floor. BATHROOM 7'01" x 6'10" three piece suite in white comprising panelled P shaped bath with shower over and glazed screen, pedestal wash hand basin with mixer tap, low flush w.c, fully tiled walls, inset spot lighting, ceramic tiled flooring, ladder style heated towel rail, vanity unit with inset spot lighting, additional vanity unit with tiled top. BEDROOM ONE 15'08" x 10'02" uPVC double glazed window to front elevation, radiator, fitted furniture with triple wardrobes, shelving, bedside cabinets and overhead storage lockers, two bedside lights, radiator, coved ceiling. BEDROOM TWO 14'04" x 10'02" uPVC double glazed window to front elevation, radiator, coved ceiling, built in wardrobes with sliding doors with shelving and drawers and hanging space.

EXTERNALLY: GARAGE first garage on the left of the row.

TENURE: We are informed by the Vendors that the property is Leasehold. Maintenance Charges are £1,220 per annum to include buildings insurance, window cleaning, maintenance of communal areas. Management Company do not allow Pets or Short Term Rentals but Residential Lets allowed.

RB August 2021.





First Floor
Approximate Floor Area
853 sq. ft
(79.24 sq. m)

Approx. Gross Internal Floor Area 853 sq. ft / 79.24 sq. m

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Not to Scale. For illustration purposes only.
Produced by Elements Property



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Leasehold. We are informed by the vendors that the Council Tax Band is Band D. 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.

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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 are 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.