

# Anthony Flint

property consultants



**8 Benarth Court, Llanrwst Rd,  
Glan Conwy, LL28 5ED**

**Asking Price Of  
£182,500**







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Benarth Court is a purpose built waterside development set on the picturesque tidal Conwy River Estuary

Conveniently located in the heart of Glan Conwy Village 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 first floor apartment affords communal entrance with stairway to first floor, private entrance hall, lounge / dining room leading onto balcony, kitchen, two double bedrooms and bathroom, with double glazing & gas central heating

To the outside there is an allocated parking space.

TENURE - We are informed by the Vendor that the property is Leasehold. The Maintenance Charges are £1,220 per annum to include buildings insurance, window cleaning, maintenance of communal areas. No pets allowed. No short-term letting is allowed but Residential Letting is acceptable.

We are awaiting further details.

COMMUNAL ENTRANCE stairway to First Floor.

Part timber and glazed entrance door to

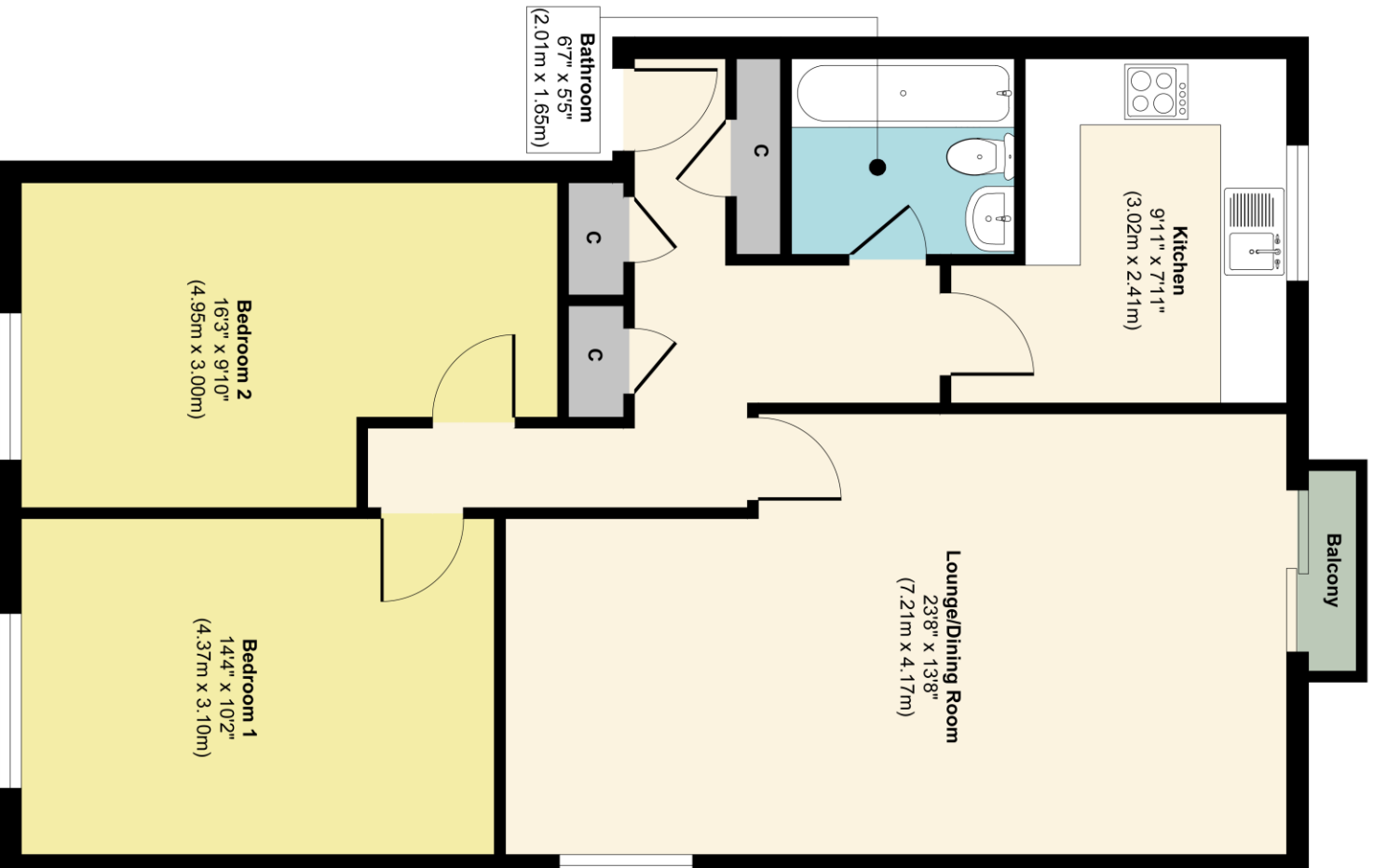
PRIVATE ENTRANCE HALL telephone entry system, three built in storage cupboards with shelving, radiator, coved ceiling. THROUGH LOUNGE/DINING ROOM 23'08" x 13'08" aluminium sliding patio doors onto balcony with views towards Gt Orme in the distance, The Vardre, Deganwy, Conwy Castle, down the Conw Valley and directly overlooks the tidal Estuary, with its many wading birds. FITTED KITCHEN 9'11" x 7'11" excl door recess, window to rear elevation with stunning views towards Gt Orme in the distance, The Vardre, Deganwy, Conwy Castle, down the Valley and Conwy estuary over railway lines, fitted with wall, base and drawer units with complimentary work surfaces over, inset stainless steel sink unit with mixer tap, space for slot in cooker, washing machine and slim line dishwasher, fridge and freezer, wall mounted Ferroli boiler. BATHROOM 6'07" x 5'05" fully tiled with three-piece suite in white comprising panelled bath with Mira shower over, low flush w.c., pedestal wash hand basin, shaver light point, wall mounted extractor fan, radiator. BEDROOM ONE 14'04" x 10'02" window to front elevation, radiator, telephone point. BEDROOM TWO 16'03" x 9'10" uPVC double glazed window to front elevation, radiator.

EXTERNALLY allocated car parking space.

RB August 2021.



## 8 Benarath Court



**Floor Plan**  
**Approximate Floor Area**  
853 sq. ft  
(79.24 sq. m)



**Approx. Gross Internal Floor Area 853 sq. ft / 79.24 sq. m**  
Not to Scale. For illustration purposes only.  
Produced by Elements Property



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

# Anthony Flint

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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.