

Anthony Flint

property consultants



**First Floor Apartment, 82 Clarence
Road, Craig Y Don,
Llandudno, LL30 1TW**

**Asking Price Of
£152,500**

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

01492 877418







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A light and spacious first floor apartment located in a purpose built house in the popular residential area of Liddell Park in the village of Craig y Don on the outskirts of Llandudno. Benefitting from views over the tennis ground and roof top views towards Nant y Gamar, double glazing and gas fired central, the apartment affords private entrance hall with stairway to first floor, landing, triple aspect lounge, kitchen, two double bedrooms with wardrobes and three piece bathroom. There is off road parking to the front of the property.

uPVC double glazed entrance door with frosted panel leading to ENTRANCE HALL radiator, uPVC double glazed frosted window to side, stairway to first floor. FIRST FLOOR LANDING loft access, access to all rooms, built in airing cupboard housing hot water cylinder and shelving. LOUNGE 15'06" x 14'06" triple aspect uPVC double glazed windows with views over tennis courts and towards Little Orme, rooftop views towards Nant y Gamar, from side are rooftop views towards the Great Orme, coved ceiling, two radiators, television point, telephone point. BEDROOM ONE 10'07" exc door recess x 10'06" uPVC double glazed window to front with rooftop views towards Nant y Gamar, radiator, built in wardrobes with sliding doors, hanging rail and shelving. BEDROOM TWO 10'06" exc door recess x 8'07" uPVC double glazed window to rear with rooftop views towards Great Orme, radiator, built in wardrobes with sliding doors, hanging rail and shelving. BATHROOM 6'01" x 5'07" uPVC double glazed frosted window to rear, three piece suite in pale blue comprising panelled bath, pedestal wash hand basin and w.c., part tiled walls, shaver point, radiator. KITCHEN 8'02" uPVC double glazed

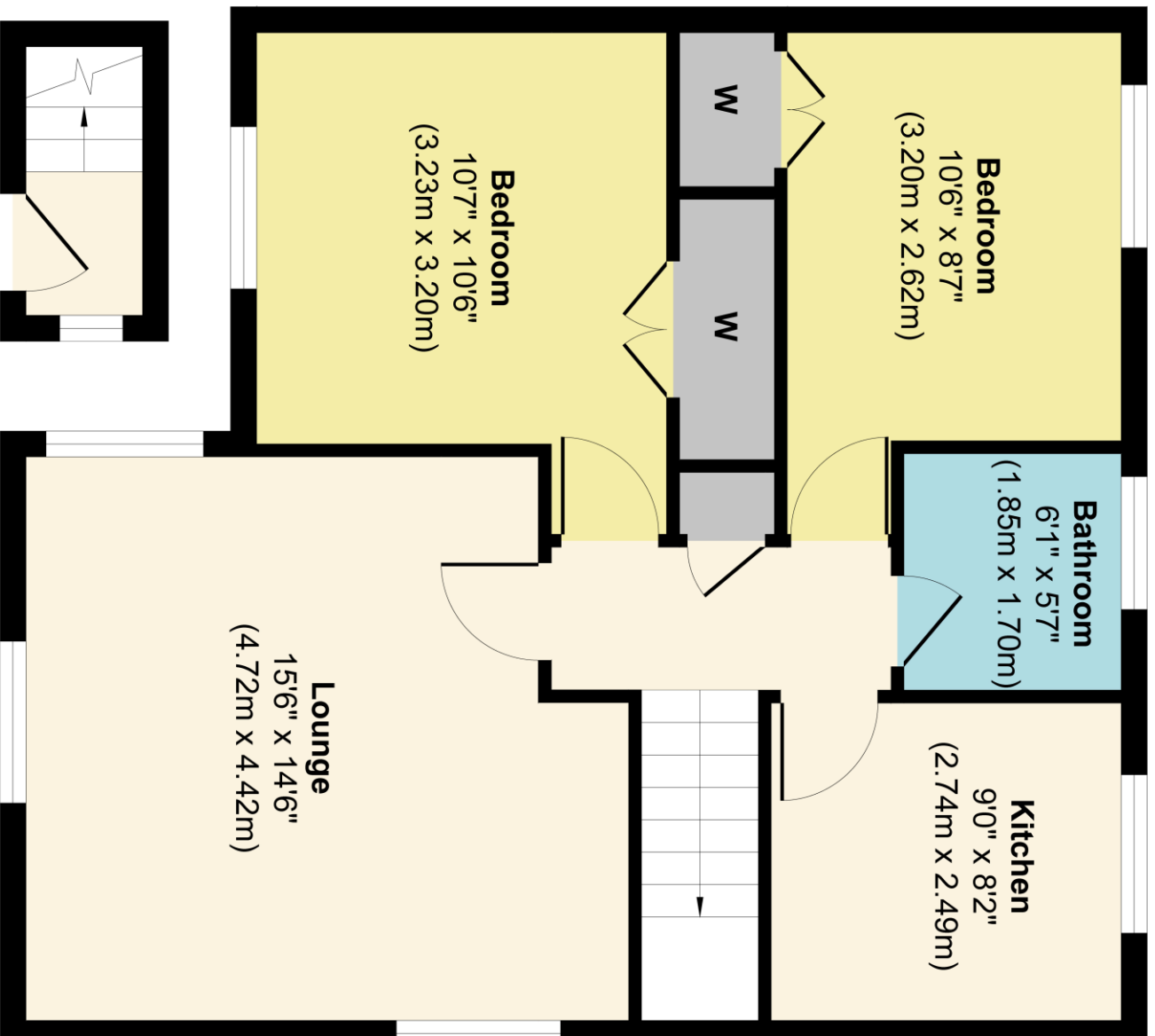
window to rear, wall, base and drawer units with complimentary work surfaces over, inset stainless steel sink unit with mixer tap, tiled splashbacks, wall mounted Baxi central heating boiler, space for fridge freezer, space for cooker, space for washing machine, radiator.

EXTERNALLY off road parking space.

TENURE: We are informed by the Vendors that the property is Leasehold from June 1978 until 2098 (120 years) but we are told it has now been extended until 2188. Ground Rent is £10 pa. RB October 2021



82 Clarence Road



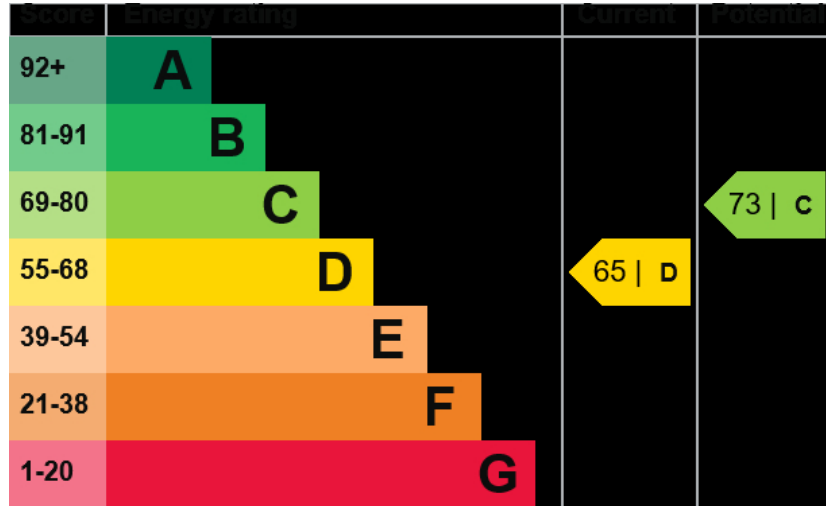
Ground Floor

First Floor
Approximate Floor Area
651 sq. ft
(60.47 sq. m)



Approx. Gross Internal Floor Area 651 sq. ft / 60.47 sq. m

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 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.

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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.