

Anthony Flint

property consultants



**17 Llys Maelgwyn,
Gloddaeth Avenue,
Llandudno, LL30 2DH**

**Asking Price Of
£195,000**







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APARTMENT 17, LLYS MAELGWYN, LLANDUDNO

Immaculately presented first floor apartment with views towards Gt Orme.

Level walking distance from Llandudno town centre.

Private entrance hall, cloakroom, open plan kitchen/dining area, lounge, two bedrooms and bathroom.

Tandem style garage to rear with parking and communal gardens.

Double glazed and gas central heating.

An immaculately presented first floor apartment with views from the front elevation towards the Great Orme and within level walking distance of Llandudno town centre. Benefiting from gas fired central heating and double glazing throughout, the accommodation affords private entrance hall with cloakroom, lounge, fitted kitchen/diner, two bedrooms and shower room. To the outside there is a tandem style garage to the rear with parking and communal gardens.

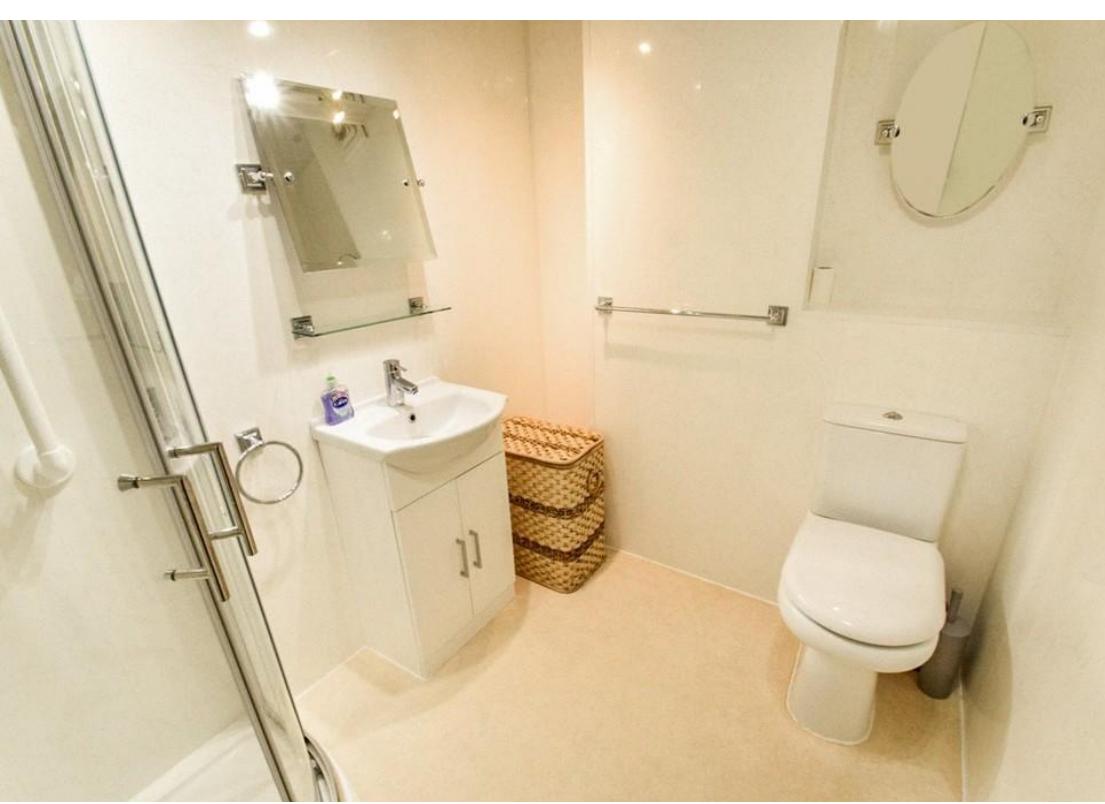
Convenient access into Llandudno town centre where you will find the promenade, pier and shopping precincts, restaurants, cafes, bars and tourist attractions, along with a host of other amenities.

Tenure - We are informed by the Vendor that the property is Leasehold for a term of 999 years from September 1973. We are informed that the Maintenance Charges for 2021 were £1,550 pa - awaiting details for 2022. These details should be checked by your Solicitor.

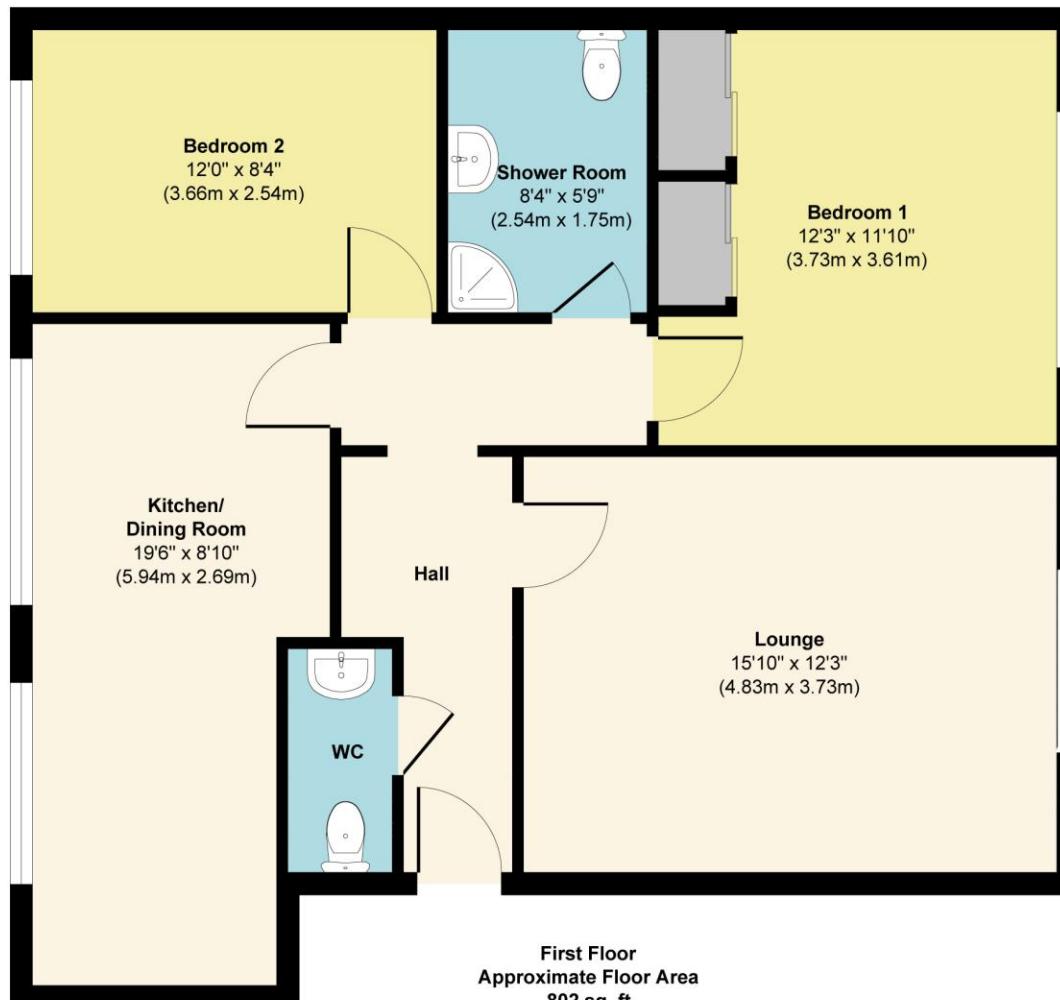
LEASEHOLD - COUNCIL TAX BAND D - EPC D.

Land Registry Title No. CYM704239.

PG | May 2022



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Approx. Gross Internal Floor Area 802 sq. ft / 74.50 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 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 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.