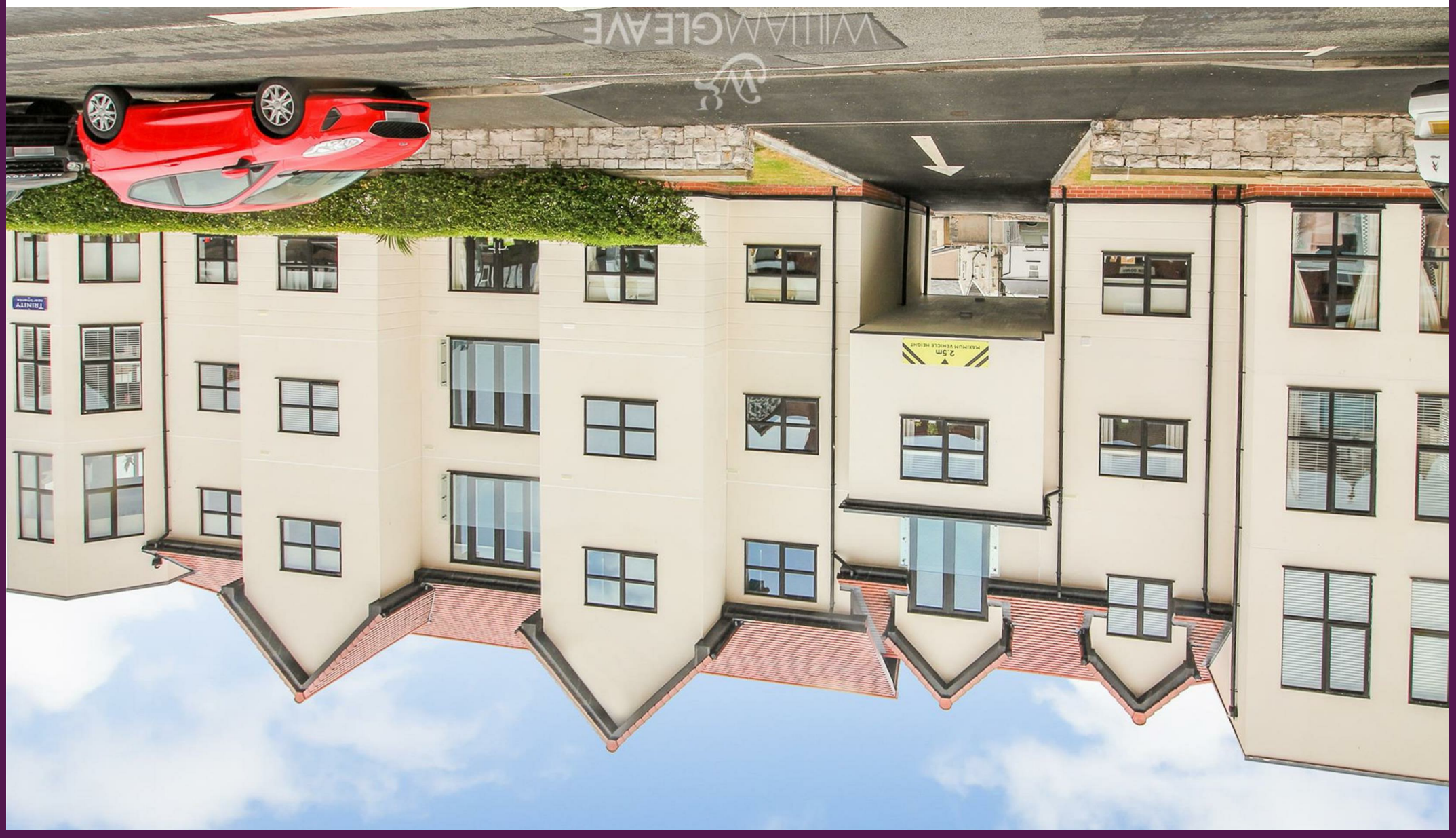
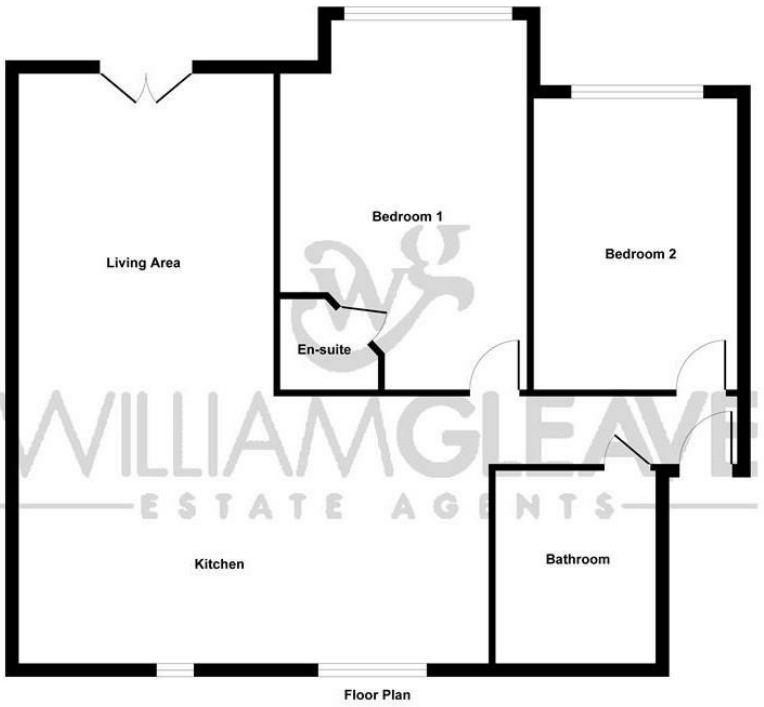
TRINITY APARTMENTS, LLANDUDNO

Price £189,000



Apartment 8 Trinity Apartments



Floor Plan

Produced by Elements Property

William Gleave Buckley
47-49 Madoc Street
Llandudno, LL30 2TW

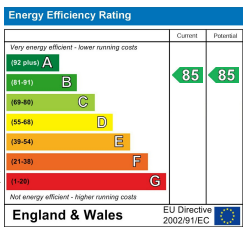
T: 01492 873854
E: llandudnolettings@wgestateagents.co.uk
W: www.wgestateagents.co.uk

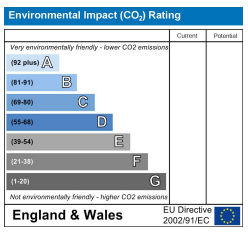
William Gleave Rhyl
19 Clwyd Street
Rhyl, LL18 3LA

T: 01745 336 699
E: rhyl@wgestateagents.co.uk
W: www.wgestateagents.co.uk

William Gleave Llandudno
47-49 Madoc St
Llandudno, LL30 2TW

T: 01492 873 854
E: llandudno@wgestateagents.co.uk
W: www.wgestateagents.co.uk





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This purpose built first floor apartment built in 2020 by Ravenscroft Homes is immaculately presented throughout and situated a short walking distance to the centre of Llandudno with all it shops, café bars and restaurants. The promenade is also within short walking distance and train station just around the corner. In brief the apartment comprises, entrance hall, open plan kitchen/lounge/diner, two double bedrooms, the master having en suite and separate bathroom. It is fully double glazed, has gas central heating, lift to all floors and for safety and security a video telephone intercom and sprinkler system throughout. To the rear is an allocated parking space. This contemporary apartment would make an ideal home for a professional or holiday home.

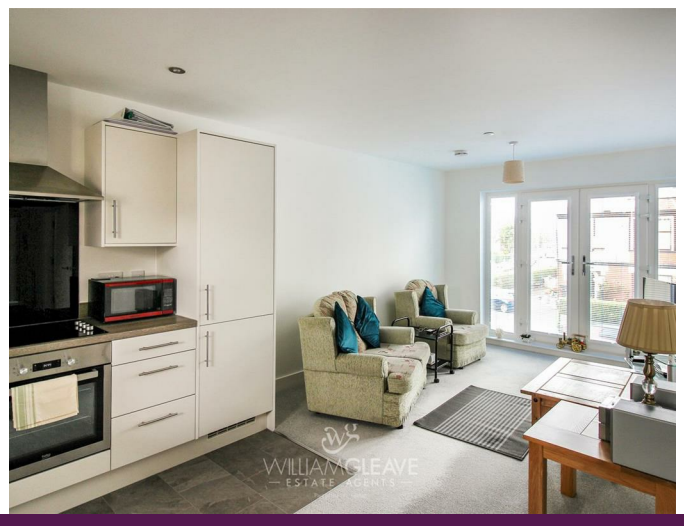
Communal entrance hall with stairs leading up to the first floor.

ENTRANCE HALL
With video telephone intercom, electricity consumer unit, radiator, carpet, power points and doors leading off.

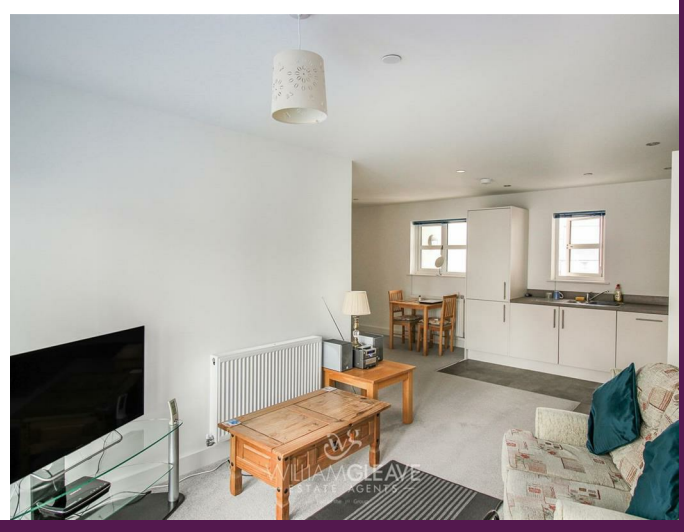
OPEN PLAN LOUNGE/KITCHEN/DINER
21'3" x 19'0" (6.5m x 5.8m)

KITCHEN/DINING AREA
A beautifully presented open plan living area with a range of modern fitted wall and base units with complimenting work top surfaces over. Integrated appliances which include large fridge/freezer, dishwasher, washer/ dryer, electric oven with halogen hob and extractor fan over, cupboard housing gas central heating boiler, stainless steel sink unit, two windows to the rear, laminate flooring, two radiators, space for dining table, inset spotlights and power points.

LOUNGE AREA
With double glazed French doors opening to Juliette balcony, radiator, carpet, inset spotlights, TV point, telephone point and power points.



BEDROOM ONE
14'9" x 11'5" (4.5m x 3.5m)
With a large double glazed window to the side, fitted mirrored wardrobe, carpet, radiator, fitted lights and power points.



EN SUITE
6'2" x 5'6" (1.9m x 1.7m)
Having a three piece suite comprising; shower cubicle with shower over, low level WC and wash hand basin with mirrored vanity unit over. Ladder style radiator, part tiled walls, extractor fan, inset spotlights and laminate flooring.

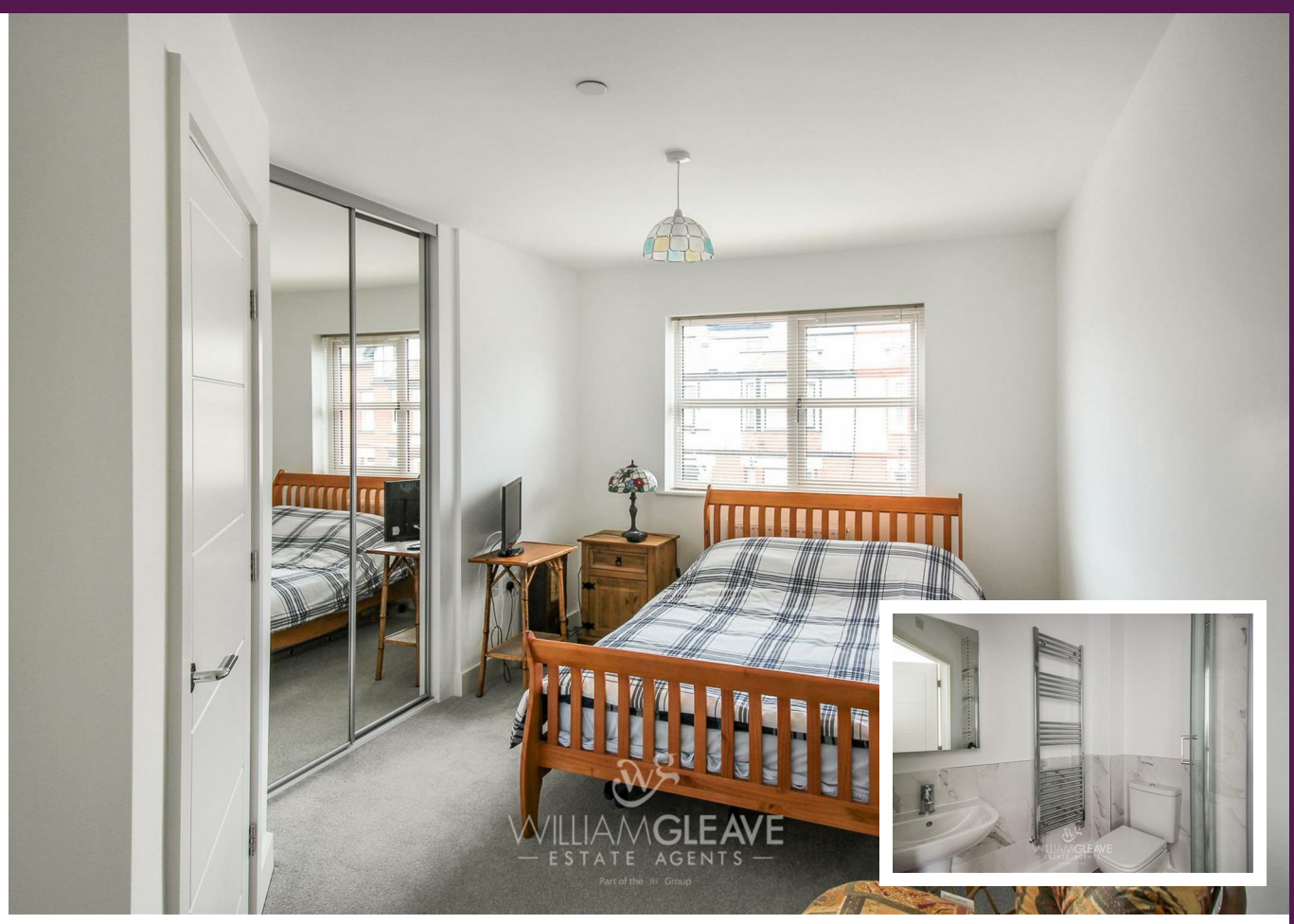
BEDROOM TWO
10'5" x 8'2" (3.2m x 2.5m)
With double glazed window to the side, fitted wardrobe, carpet, radiator and power points.

BATHROOM
6'6" x 6'2" (2m x 1.9m)
Having a three piece suite comprising; panelled bath with shower over, low level WC and wash hand basin with mirrored vanity unit over. Ladder style radiator, extractor fan, part tiled walls and inset spotlights.

OUTSIDE
To the rear of the property is allocated parking and communal bin storage area.

DIRECTIONS
From our Llandudno shop turn left onto Madoc Street, continue ahead then turn right at the traffic lights onto Trinity Avenue, take the second right onto Caroline Road. The property can be found immediately on the right hand side.

SERVICES
Mains drainage, water, gas and electric are all believed connected or available at the property. All services and appliances have not been tested by the selling agent.

LEASE DETAILS
Lease - 999 years from 2021
Maintenance - £1070pa (as of 2020).
Ground Rent - £175pa
Holiday lets - Not permitted
AST'S - Permitted
Pets - Permitted
Leasehold covenants apply.

COUNCIL TAX BAND
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