

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

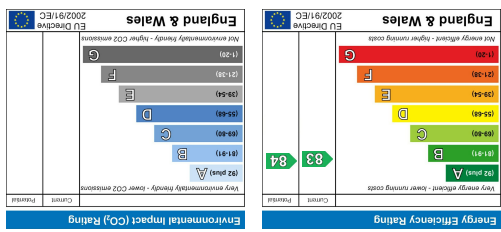
William Gleave Rhyll
19 Clwyd Street
Rhyll, LL18 3LA

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

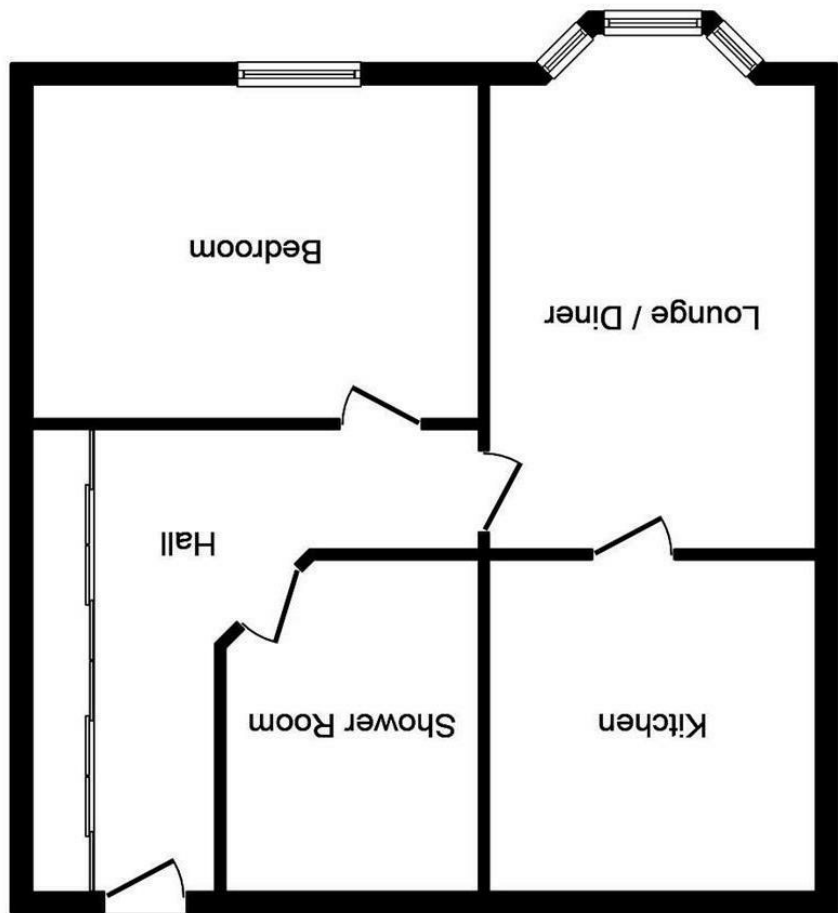
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GLODDAETH STREET, LLANDUDNO

Price £155,000



Allocated parking space! Located in the town centre is this one bedroom second floor apartment, situated within a secure purpose built, over 55's development which offers a range of facilities including communal lounge, on site house manager, guest suite is available and lift to all floors. The apartment has been well maintained by the current owner and in brief comprises; entrance hall, spacious lounge/ diner, kitchen, double bedroom and shower room. The apartment also has the benefit of a designated off road parking space to the rear of the building. With the town centre on your doorstep, all local amenities and a variety of public services are on offer. Must be viewed to be appreciated.

Intercom operated entrances into communal entrance hall with lift and stairwell to all floors and door into apartment.

ENTRANCE HALL

10'6" x 6'5" max (3.22 x 1.98 max)

With coved ceiling, carpet, built in double storage cupboard with sliding mirrored doors with rail and built in shelving and house hot water system, telephone intercom, telephone point and doors leading off.

LOUNGE/ DINER

22'4" x 10'2" (6.83 x 3.12)

With double glazed bay window to the front, feature fireplace with marble back and raised marble hearth with wall mounted electric fire, TV point, coved ceiling, carpet and doors leading off.

KITCHEN

6'11" x 6'11" (2.11 x 2.11)

With a range of wall and base units with complementing worktop surfaces over, inset stainless steel single drainer sink, electric cooker point, space for fridge/ freezer and power points.



BEDROOM

13'10" x 8'9" (4.22 x 2.69)

A double room with double glazed window to the front, a range of fitted wardrobes and drawers, coved ceiling, wall mounted electric heater, coved ceiling, carpet and power points.

SHOWER ROOM

6'11" x 6'3" (2.11 x 1.93)

With a three piece suite comprising shower cubicle, low flush WC and wash hand basin with vanity cupboard beneath. Wall mounted heated towel rail, part tiled walls and extractor fan.

OUTSIDE

There is a designated parking space located at the rear of the building in the covered parking area, labelled '0'.

LEASE DETAILS

Leasehold.

Lease term 125 years from 1991.

Maintenance charge £631 per quarter (As of June 2023) (covers water rates, window cleaning, lift maintenance, maintenance of the communal areas, laundry and communal gardens.

Ground Rent £135 pa (As of June 2023).

Buildings insurance £260.90 per year (As of June 2023).

Over 55's development.

DIRECTIONS

From our office turn right onto Madoc Street, at the junction continue straight ahead onto Chapel Street. At the roundabout turn left onto Gloddaeth Street. Ormeside Grange can then be found on the left hand side.

SERVICES

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

COUNCIL TAX BAND

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