

**Bryan Davies  
+ Associates**

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**AUCTIONEERS  
●  
ESTATE AGENTS**

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**Flat 6, 37 Abbey Road, Llandudno, Conwy, LL30 2EH**



**£275,000**



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS BEAUTIFUL 2 BEDROOM PENTHOUSE APARTMENT was professionally converted with the rest of the building circa 2022, situated close to the West Shore Promenade and local shops and approximately ½ mile of Llandudno town centre with the North Shore Promenade and Pier.

The accommodation briefly comprises:- front door to shared hall; stairs to second floor; self contained door to apartment 6 with reception hall; open plan lounge/ diner with Juliet balcony overlooking Llandudno and to the hills beyond; archway through to the kitchen with modern fitted base, wall, drawer units and built-in appliances and centre island; principle bedroom with en-suite 3 piece shower room; double sized second bedroom with built-in wardrobes; four piece family bathroom including separate shower stall, en-suite to that is a utility room with a combination gas fired boiler and plumbing for a washing machine. The property features gas fired central heating and upvc double glazed windows. Outside there is secure parking at the rear and an electric point for car charging. The property is held on a leasehold tenure over a 999 year term from 29th March, 2022 with a peppercorn ground rent, the present service charge is £95 per month. We are advised that pets are allowed and holiday letting for no more than two apartments at any one time, and the property is situated in a conservation area.

INTERNAL INSPECTION THOROUGHLY RECOMMENDED

The accommodation comprises:-

#### COMMUNAL ENTRANCE

Security intercom entry phone.

#### COMMUNAL STAIRCASE TO TOP FLOOR



Personal door into:-

#### APARTMENT 6

#### HALL



Recessed downlighters, 'Velux' double glazed skylight windows, vinyl flooring in grey, double and single radiator, wall mounted security intercom entry phone, access to roof space via folding ladder.

#### LOUNGE/ DINING ROOM 19'5" x 7'3" widening to 13'9" (5.92m x 2.21m widening to 4.2m)



Built in storage cupboards, tv point, recessed ceiling downlighters, double radiator. double opening upvc double glazed doors to Juliette balcony with distant views opening to:



## VIEW FROM JULIET BALCONY



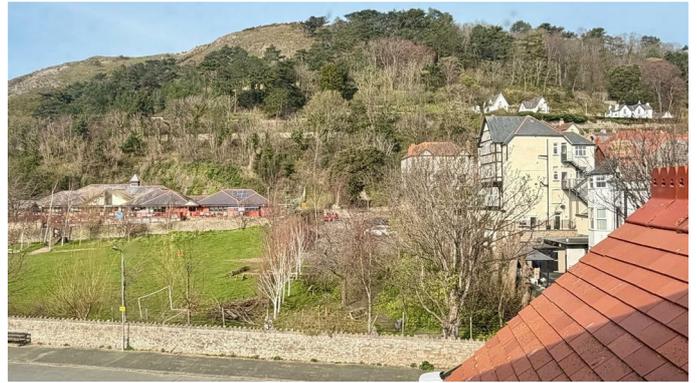
**KITCHEN/ BREAKFAST ROOM 12'9" x 12'8" (3.90m x 3.87m )**



Grey fitted range of gloss fronted base, wall and drawer units with matching central island with breakfast bar with marble effect quartz worktops, integrated appliances include - single drainer sink unit and multi fuel 'Lamana' electric oven and 4 ring electric hob, fridge/freezer, dishwasher, wine rack, wall tiling, under unit lighting, 2 x upvc double glazed windows with views to the lower slopes of the Great Orme, recessed downlighters to ceiling, vinyl flooring, radiator.



## VIEW FROM KITCHEN



**BEDROOM 1 18'0" x 8'10" widening to 13'10" (5.51m x 2.71m widening to 4.24m)**



Recessed downlighters to ceiling, part sloping ceiling, 2 x upvc double glazed windows to rear with distant views, tv point, radiator, storage cupboard.



## TILED EN-SUITE 3 PIECE SHOWER ROOM

Comprises double shower stall with sliding door, mains shower, vanity wash hand basin and mixer tap, close coupled wc, display shelf, extractor, recessed ceiling, downlighter, marble effect wall and floor tiling.



**DUAL ASPECT BEDROOM 2 14'2" x 8'7" (4.33m x 2.62m)**



Plus built in triple wardrobe with mirror fronted sliding door, shelving, hanging rails, display shelf, dual aspect upvc double glazed windows, double radiator, views to the lower slopes of the Great Orme.

**4 PIECE BATHROOM**



White suite comprising panel bath with Mixer Tap, separate shower stall with mains shower, vanity wash hand basin, close coupled wc, display sill, mirror, recessed downlighters, upvc double glazed window, extractor, marble effect wall and floor tiling, ladder style towel rail, upvc double glazed window.



**EN-SUITE UTILITY**

With shelving, plumbing for washing machine, wall mounted 'Baxi' combination central heating and hot water boiler, tiled marble effect flooring.

**HALL PROVIDES ACCESS TO ATTIC ROOM 28'8" x 6'7" (8.74m x 2.03m)**



Via a pull down folding ladder with sloping ceilings, 'Velux' double glazed window, radiator.

**OUTSIDE**

**FRONT**



Communal gardens.

## REAR SECURE PARKING



Secure parking to the rear with electric gate and electric car charge point, communal storage shed.

## TENURE

The property is held on a LEASEHOLD tenure over a 999 year lease from 29th March, 2022 with a peppercorn ground rent.

## SERVICE CHARGE

We are advised that the service charge is £95 per month.

## COUNCIL TAX

Is 'B' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Second Floor

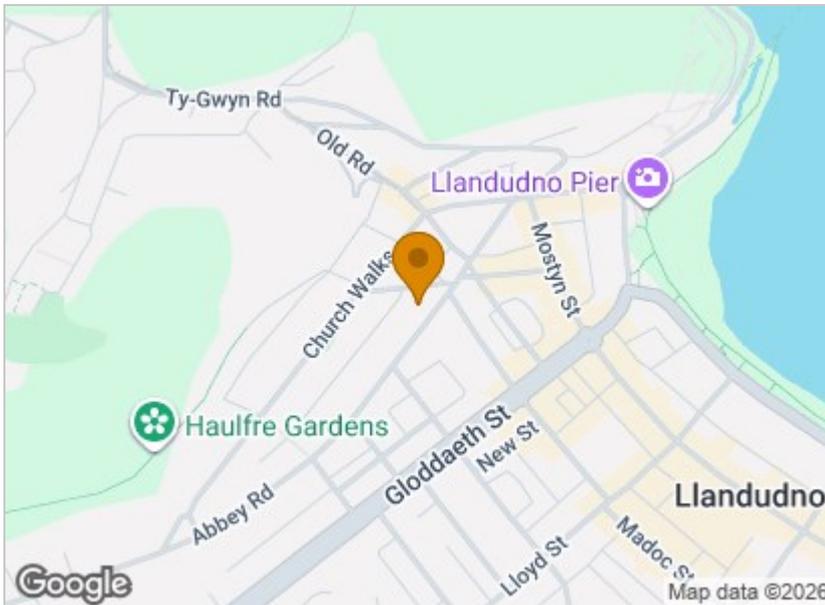
Approx. 103.7 sq. metres (1115.8 sq. feet)

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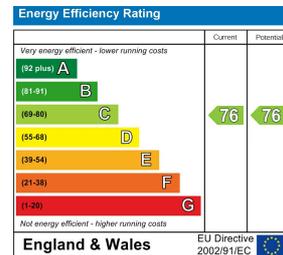


Total area: approx. 103.7 sq. metres (1115.8 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed north up Mostyn Street, at the roundabout with the millennium clock turn left onto Gloddaeth Street, follow the road down to the mini roundabout by the West Shore, take the third exit onto Great Ormes Road, second right onto Abbey Road and the property can be viewed on the right hand side within 300 yards. Ref A871 21/03/26 REV 28/03/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

