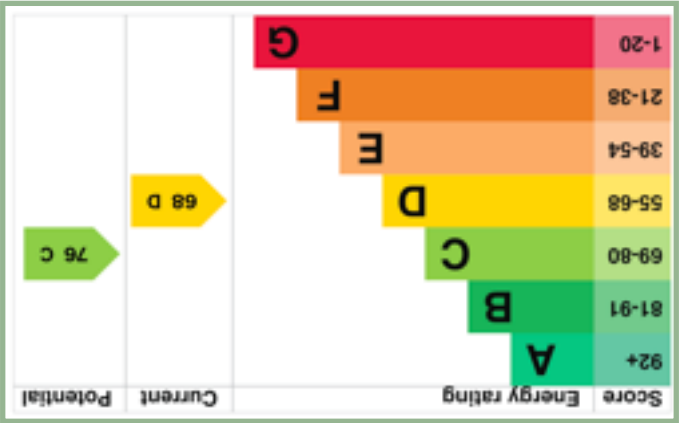


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further

www.fletcherpoole.com



One Bedroom Apartment

Description

Situated in a convenient location within easy level walking distance to the towns amenities, the pier and the Great Orme. This spacious one bedroom first and second floor maisonette offers well planned accommodation comprising; ground floor communal entrance hall. First floor: Personal door leading into maisonette, lounge and kitchen including a four ring gas hob and electric oven, space for low level fridge and washing machine. Second floor: bathroom and bedroom. UVPC double glazed windows and Gas fired combination boiler.

- ✓ LEASEHOLD
- ✓ WALKING DISTANCE TO THE BEACH AND TOWN CENTRE
- ✓ LIGHT AND WELL PRESENTED ACCOMMODATION
- ✓ DRIVEWAY PARKING

Hallway

5' 5" x 2' 11" 1.65m x 0.88m

Kitchen

5' 5" x 8' 10" 1.65m x 2.69m



Lounge

14' 8" x 12' 5" 4.47m x 3.78m



Landing

3' 6" x 4' 2" max 1.06m x 1.27m

Bedroom

11' 10" x 12' 8" 3.60m x 3.86m



Shower Room

4' 10" x 12' 9" 1.47m x 3.88m



Agent Notes: Property is leasehold on a 150 year lease from 29/3/2007. Maintenance charge of £50 per month. No holiday lets

Location

Situated in the Llandudno area, and a short distance to the town centre, with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier

Directions

From our Conwy Office proceed over the bridge and turn left heading in the direction of Deganwy. Continue along this road, through the village of Deganwy heading towards Llandudno. Continue over the railway bridge onto Bryniau Road, turn right onto Trinity Avenue, then continue for a short distance, turn left onto St. David's Road. Proceed straight on at the junction onto Maelgwyn road and the apartment can be found on your left halfway down the road.

Council Tax Band: A (provided on www.voa.gov.uk Energy Efficiency Rating: D



1 Bedroom Apartment

Flat 2
16 Maelgwyn Road
Llandudno
LL30 2YN

£105,000
REDUCED FROM £115,000

Reference Number: FP8030

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

