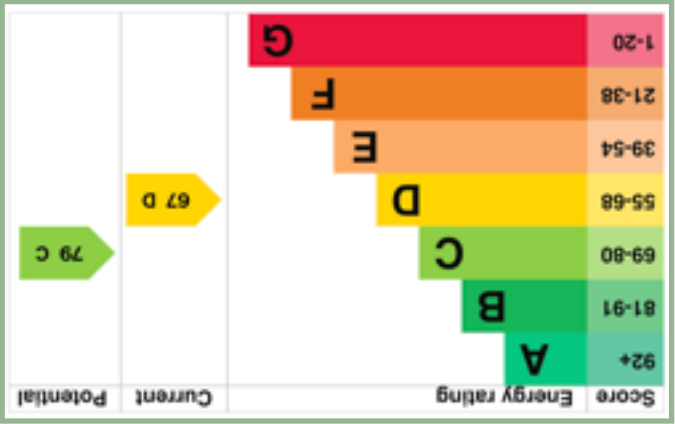


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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





# Beautifully Presented Two Bedroom First Floor Apartment

## Description

A beautifully presented two bedroom first floor apartment being one of only three in a very well maintained detached period property in the heart of the town.

The apartment enjoys light and spacious rooms with high ceilings and was renovated in 2006 to a high standard by Mostyn Estates.

The accommodation comprises: Secure communal entrance with intercom system, stairs to the first floor: Apartment 2: Hallway, good size double aspect lounge with bay window, modern kitchen/breakfast room with integrated dishwasher, washer/dryer, fridge, freezer, gas hob, electric oven and freestanding breakfast bar with additional storage. Bedroom one with ensuite shower room and built in wardrobes and a second double bedroom with built in wardrobes, bathroom.

UPVC double glazing and Worcester gas fired combination boiler.

To the outside there is a shared front area laid to block paving and one parking space located at the rear of the property.

- ✓ IMMACULATELY PRESENTED FIRST FLOOR APARTMENT
- ✓ LIGHT AND SPACIOUS ROOMS
- ✓ ONE OF ONLY THREE IN A VERY WELL MAINTAINED BUILDING
- ✓ SITUATED IN THE HEART OF THE TOWN
- ✓ PARKING FOR ONE VEHICLE TO THE REAR
- ✓ LEASEHOLD

## Hallway

14' 10" x 6' 7" max    4.52m x 2m

## Lounge

19' into bay x 14' 1"    5.79m x 4.29m



## Kitchen/Diner

13' 2" x 9' 3"    4.01m x 2.82m



## Bedroom One

10' 9" x 12'    3.27m x 3.66m



## Ensuite

7' 2" x 2' 9"    2.18m x 0.83m



## Bedroom Two

14' 2" x 11' 4"    4.31m x 3.45m



## Bathroom

5' 9" x 6' 10"    1.75m x 2.08m



Agent Notes : The apartment is leasehold on a 125 year lease from August 2006. The ground rent is £170 per annum, flat insurance is £396 per annum and maintenance charge is £400 per annum. The freehold is owned by Mostyn Estates.

## Location

Trinity Square is not far from the Promenade, pier and other local amenities. It is conveniently situated close 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 follow the one way system out of Conwy via the bridge. At the roundabout take the first exit onto Glan y Mor Road. Take a right turn up Pentwyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the second exit continuing on Conwy Road, straight on at the next roundabout and through the traffic lights staying in the left hand lane onto Vaughan Street, pass the train station then turn right at the traffic lights onto Trinity Square where The Elms can be found on the left.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

## 2 Bedroom First Floor Apartment

Apartment 2, The Elms  
11 Trinity Square  
Llandudno  
LL30 2RA

**£249,000**  
**REDUCED FROM £279,000**

Reference Number: FP7972  
11/3/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

