

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.

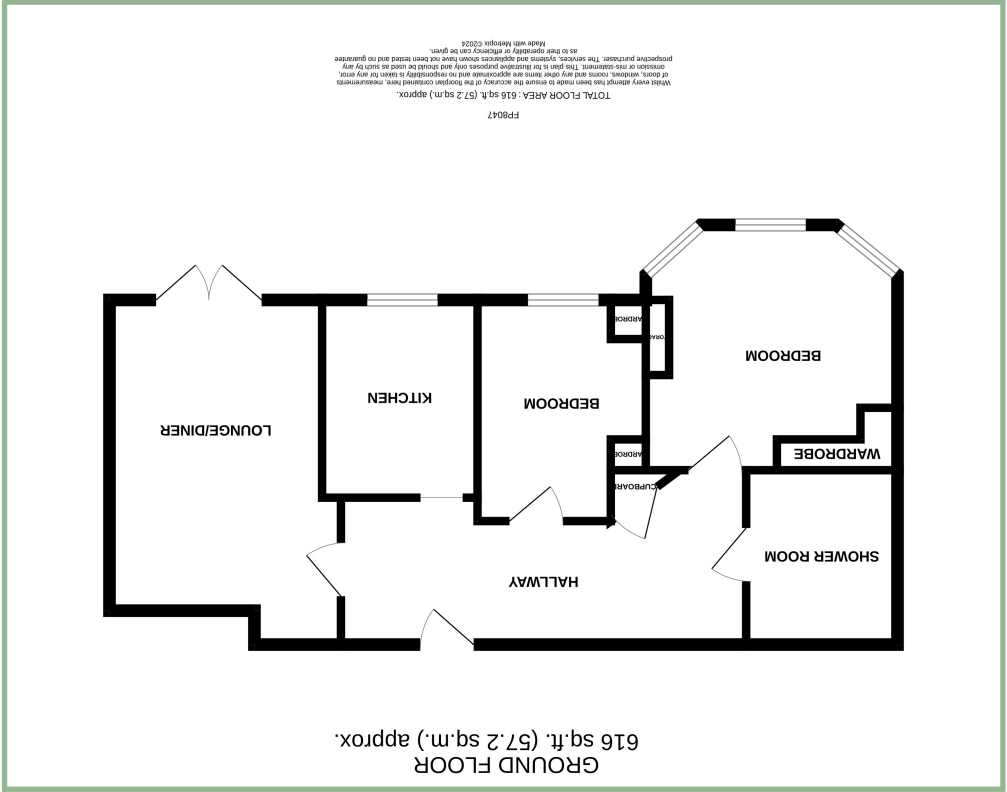
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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 enquiries. We will also confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com





# Immaculately Presented Two Bedroom First Floor Retirement Apartment

## Description

A light and well planned two bedroom first floor apartment situated in a very well maintained development for the over 55's. Located on the level, close to the shops, beach, Gt. Orme and the Victorian town centre with its long promenade and pier. Hafan Gogarth is for the over 55's, must be the main residence, and offers secure living with a communal entrance with lift and stairs to the upper floors, resident's lounge, activities room, room for bicycles and mobility scooters, shared storeroom and lovely well maintained communal gardens with benches.

Apartment 25 has immaculately presented accommodation comprising: Intercom system, Lounge with double doors and a Juliette balcony, modern kitchen with integrated fridge/freezer, space and plumbing for a washing machine, electric oven and gas hob. Master bedroom with a range of Sharps built in wardrobes, drawers and shelving and bay window, shower room with walk in shower cubicle.

A second bedroom with fitted Sharps furniture. UPVC double glazing throughout and gas fired Worcester combination boiler located in the kitchen.

To the outside there is a private parking space for one vehicle (no. 30 or 31) and well tended communal gardens.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ LIGHT & SPACIOUS ACCOMMODATION WITH JULIETTE BALCONY OFF THE LOUNGE
- ✓ SECURE LIVING FOR THE OVER 55'S
- ✓ EASY ACCESS TO THE BEACH, SHOPS IN WEST SHORE & TOWN CENTRE
- ✓ NO CHAIN
- ✓ LEASEHOLD

## Hallway

19' x 8' 02" Max    5.79m x 2.49m Max

## Lounge

16' 01" Max x 10' 10" Max    4.90m x 3.30m



## Kitchen

9' 3" x 7' 9"    2.82m x 2.36m



## Bedroom One

13' 1" Max x 11' 5"    3.99m Max x 3.48m



## Bedroom Two

10' 4" x 7' 10"    3.15m x 2.39m



## Shower Room

7' 2" x 7' 5"    2.18m x 2.26m



Agent Notes:- Apartment is leasehold on a 125 year lease from 2013. Maintenance charge £113.80 per month to include buildings insurance, communal gardening, window cleaning and external maintenance.

## Location

"Hafan Gogarth" is located on the West Shore, 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 oneway system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout take the first exit, at the next mini roundabout take the second exit onto Gt. Orme's Road, "Hafan Gogarth" can be found on the corner of Abbey Road.

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

## 2 Bedroom First Floor Apartment

Apartment 25  
Hafan Gogarth,  
Abbey Road,  
Llandudno  
LL30 2ET

**£170,000**

Reference Number: FP8047  
5/06/2024

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)

