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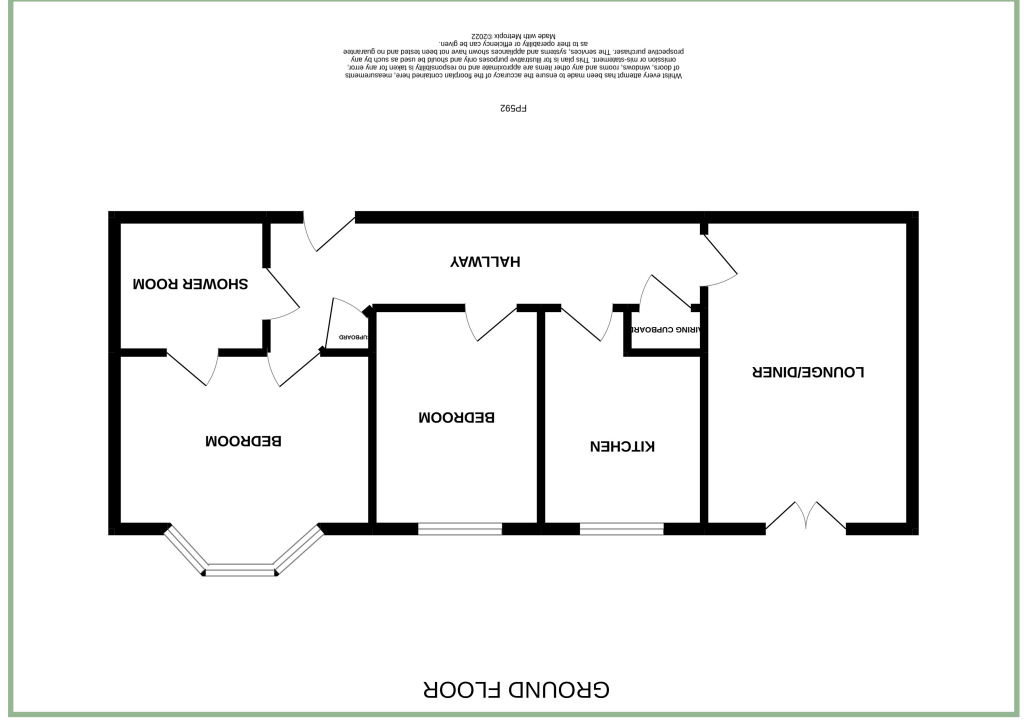
Fletcher & Poole



Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	84   B
Potential	85   B



# Immaculately Presented Two Bedroom First Floor Apartment For The Over 55's

## Description

An immaculately presented two bedroom first floor apartment situated close to the shops, beach, Gt. Orme and the town centre, enjoying views of the sea and the Gt. Orme.

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 all floors, residents lounge, activities room, room for bicycles and mobility scooters, shared store room and lovely well maintained communal gardens with benches.

The accommodation comprises: Entrance hallway with intercom system, lounge/diner with double doors with integral blinds providing access to the Juliette balcony. Kitchen with breakfast bar area, integrated fridge/freezer, electric hob, space and plumbing for a washing machine and upgraded work tops. Master bedroom with feature bay windows and access into the Jack and Jill shower room, and bedroom two (currently used as a dining room). UPVC double glazing and Worcester gas fired combination boiler.

To the outside there is once allocated parking space and communal gardens.

- ✓ SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ ENJOYS VIEWS OVER THE GT. ORME
- ✓ SECURE LIVING FOR THE OVER 55'S
- ✓ SITUATED FOR EASY & LEVEL ACCESS TO THE BEACH & TOWN CENTRE
- ✓ NO CHAIN

## Hallway

19' 11" x 7' 2" 6.07m x 2.18m

## Lounge

14' 10" x 9' 9" 4.52m x 2.97m



## Kitchen

10' 4" x 7' 9" 3.15m x 2.36m



## Master Bedroom

12' 3" max x 11' 5" 3.73m x 3.48m



## Jack and Jill Shower Room

7' 2" x 7' 5" 2.18m x 2.26m



## Bedroom Two

10' 4" x 7' 10" 3.15m x 2.39m



Agent's Nots: Apartment is leasehold on a 125 year lease. Maintenance fee £111 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: B

## 2 Bedroom First Floor Apartment

22 HAFAN GOGARTH  
WEST SHORE  
LLANDUDNO  
CONWY  
LL30 2ET

NO CHAIN

**£170,000**

Reference Number: FP7578

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  
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