

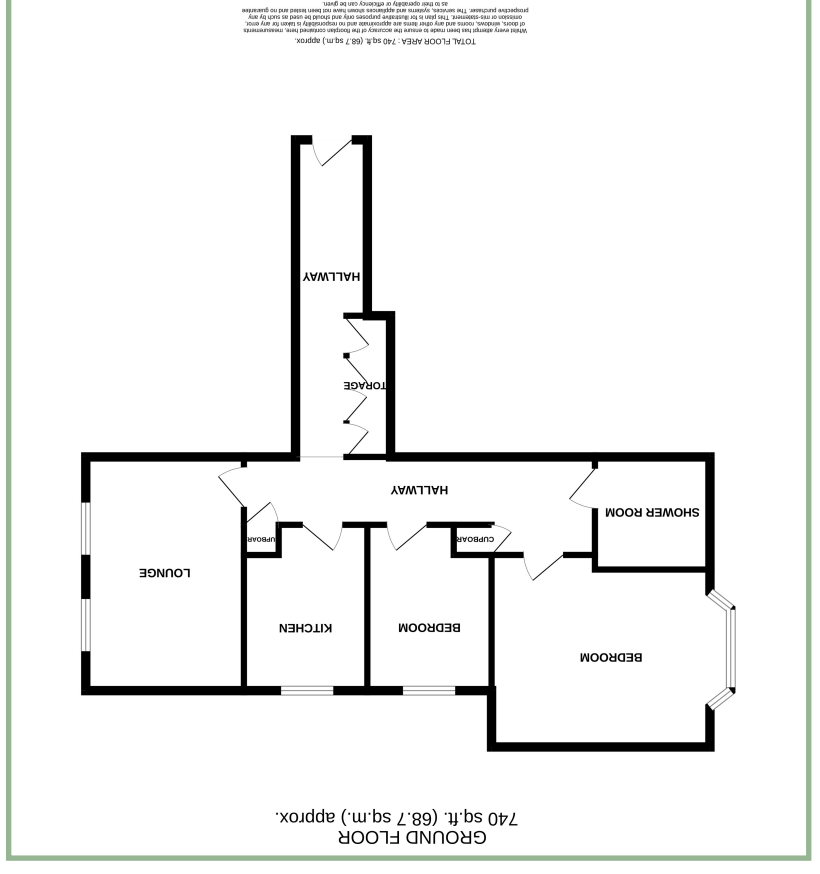
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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	84 B	84 B
92+	A		



# Light & Spacious Two Bedroom Ground Floor Apartment For The Over 55's

## Description

A light and spacious two bedroom ground 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 11 is larger than most of the apartments, benefitting from a larger hallway with built in store cupboards and intercom system. Lounge with feature electric wall mounted fire Modern kitchen with integrated fridge/freezer, washing machine, electric oven and hob. Master bedroom with built in wardrobes and bay window, shower room which has good size built in cupboards. A second bedroom. UPVC double glazing and gas fired Worcester combination boiler.

To the outside there is a private parking space for one vehicle (no. 34) and communal gardens.

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

## Hallway

20' 2" max x 20' max "T" shaped 6.15m x 6.10m

## Lounge

14' 9" x 10' 4.49m x 3.05m



## Kitchen

10' 5" x 7' 9" 3.17m x 2.36m



## Master Bedroom

13' 11" x 12' 1" 4.24m x 3.68m



## Shower Room

6' 10" x 7' 2" 2.08m x 2.18m



## Bedroom Two

10' 5" x 7' 10" 3.17m x 2.39m



Agent's Nots: Apartment is leasehold on a 125 year lease from 2013. Maintenance charge £111.87 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 Ground Floor Apartment

11 HAFAN GOGARTH  
ABBEY ROAD  
WEST SHORE  
LLANDUDNO  
CONWY  
LL30 2ET

NO CHAIN

**£185,000**

Reference Number: FP7640

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)

