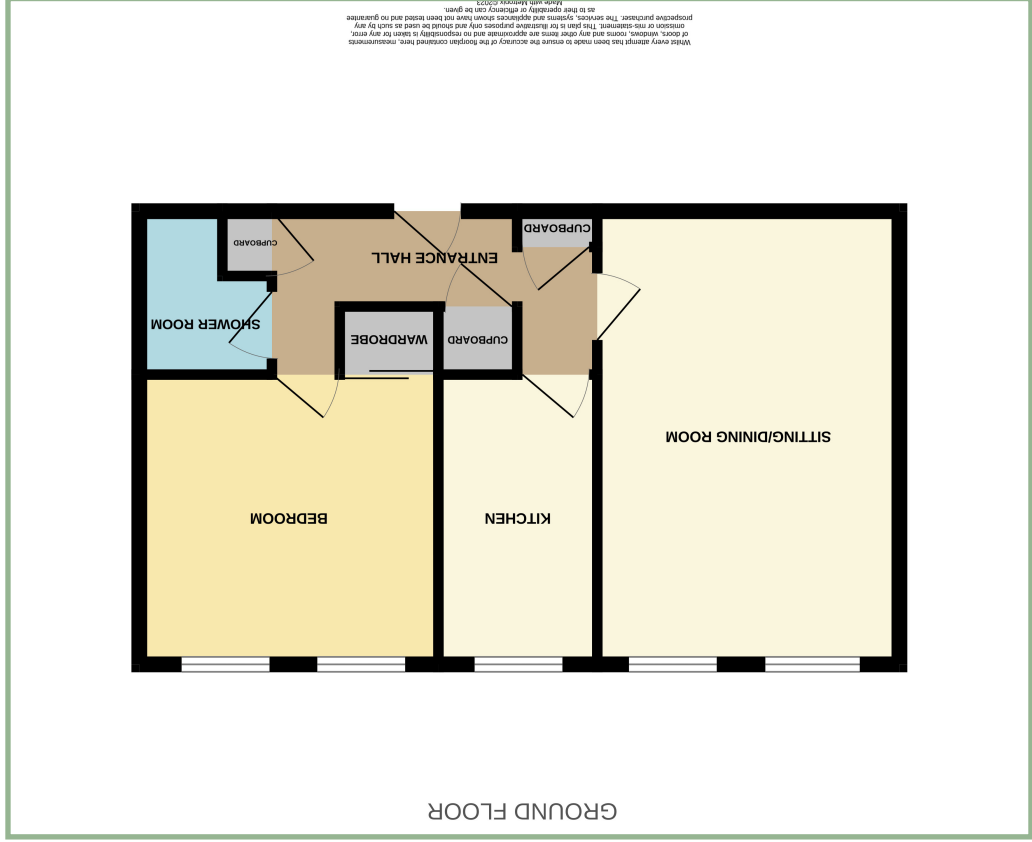


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Immaculately Presented One Bedroom, First Floor Apartment

## Description

An immaculately presented one bedroom, first floor apartment, situated to the front of the building enjoying lovely aspect over the beautifully landscaped gardens.

Plas Mariandir is a very well-maintained development for the over 55's consisting of 31 one and two bedroom self-contained apartments, occupying lovely landscaped gardens and grounds extending to approximately two acres, with seating areas, a putting green and a BBQ area. There is a secure communal entrance, Careline facilities, communal laundry, communal seating area and plentiful visitor parking. The light and modern apartment consists: Private entrance hall, store cupboards, lounge/diner, modern kitchen with breakfast bar area including an integrated under-counter fridge, washing machine and slimline dishwasher, electric oven, gas hob and extractor fan, bedroom with built in wardrobes and modern walk in shower room. UPVC double glazing and Worcester gas fired central heating. Offered with no onward chain.

- ✓ SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ IMMACULATEDLY PRESENTED ACCOMMODATION FOR OVER 55'S
- ✓ SECURE ENTRANCE & CARELINE FACILITIES
- ✓ LOCATED WITHIN BEAUTIFULLY LANDSCAPED GARDENS
- ✓ SOUGHT AFTER QUIET LOCATION, CLOSE TO AMENITIES
- ✓ NO CHAIN

## Lounge/Dining Room

16' 11" x 11' 4" 5.15m x 3.45m



## Kitchen

6' 3" x 10' 10" 1.90m x 3.30m



## Bedroom

11' 2" x 10' 6" 3.40m x 3.20m



## Shower Room

5' 7" x 9' 2" 1.70m x 2.80m



Agent's Notes: The apartment is Leasehold on a 150-year lease from 1986. Ground rent £70 per annum and a maintenance charge of £425.54 paid every quarter. No Assured Shorthand Tenancy or holiday lets permitted and no pets.

## Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

## Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left hand side. Continue past the shops and take the right hand fork onto Deganwy Road "Plas Mariandir" can be found on the left. 22 can be found on the first floor.

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

## 1 Bedroom. First Floor Apartment

FLAT 22 PLAS MARIANDIR  
DEGANWY ROAD  
LLANRHOS  
CONWY  
LL30 1NB

NO CHAIN

**£99,950**

REDUCED FROM £110,000

Reference Number: FP7665

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)

