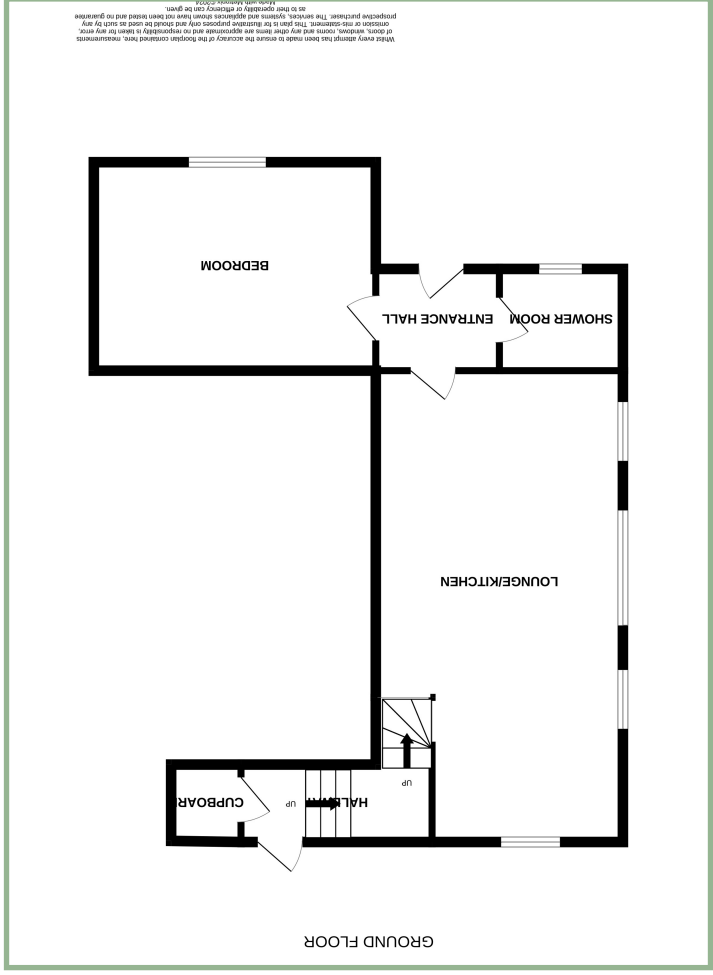
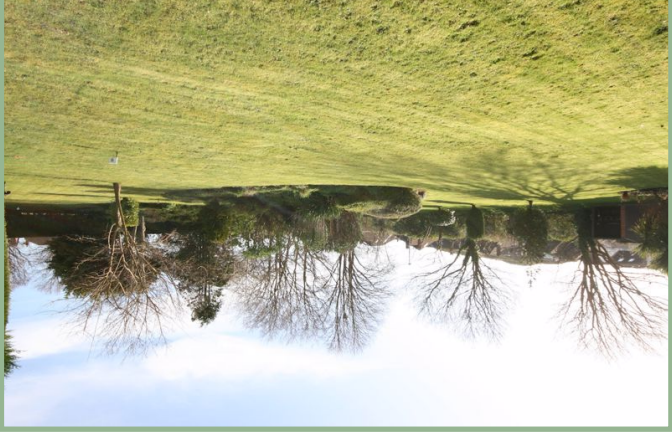


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Immaculately Presented One Bedroom Ground Floor Apartment

Description

An immaculately presented one bedroom, ground floor apartment, situated to the rear of the building enjoying a lovely aspect over the countryside.

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 of: Private entrance hall, store cupboard, lounge/kitchen area including an electric oven, electric hob and extractor fan, spacious bedroom, shower room with a large modern shower.

UPVC double glazing and a Logic+ combination gas fired boiler Offered with no onward chain.

- ✓ IMMACULATEDLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ ENJOYS LOVELY COUNTRYSIDE VIEWS
- ✓ SECURE ENTRANCE & CARELINE FACILITIES
- ✓ NO CHAIN
- ✓ LEASEHOLD

Hallway

4' 8" x 7' 7" 1.42m x 2.31m



Cupboard

3' 3" x 3' 11" 0.99m x 1.19m

Lounge/Kitchen

26' 4" x 13' 10" 8.03m x 4.21m



Shower Room

6' 9" x 5' 9" 2.06m x 1.75m



Bedroom

11' 8" x 15' 4" 3.55m x 4.67m



Inner Hallway

5' 9" x 6' 6" 1.75m x 1.98m

Agent Notes: Leasehold on 150 year lease from 1986. £435.28 per quarter for maintenance of all external and internal communal areas & £75 per annum for ground rent. No renting and no pets are allowed.

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.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Efficiency Rating: TBC

1 Bedroom Ground Floor Apartment

Flat 1
Plas Mariandir
Deganwy Road
Llanrhos
LL30 1NB

NO CHAIN

£110,000

Reference Number: FP7967
4/3/2024

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
web: www.fletcherpoole.com

