

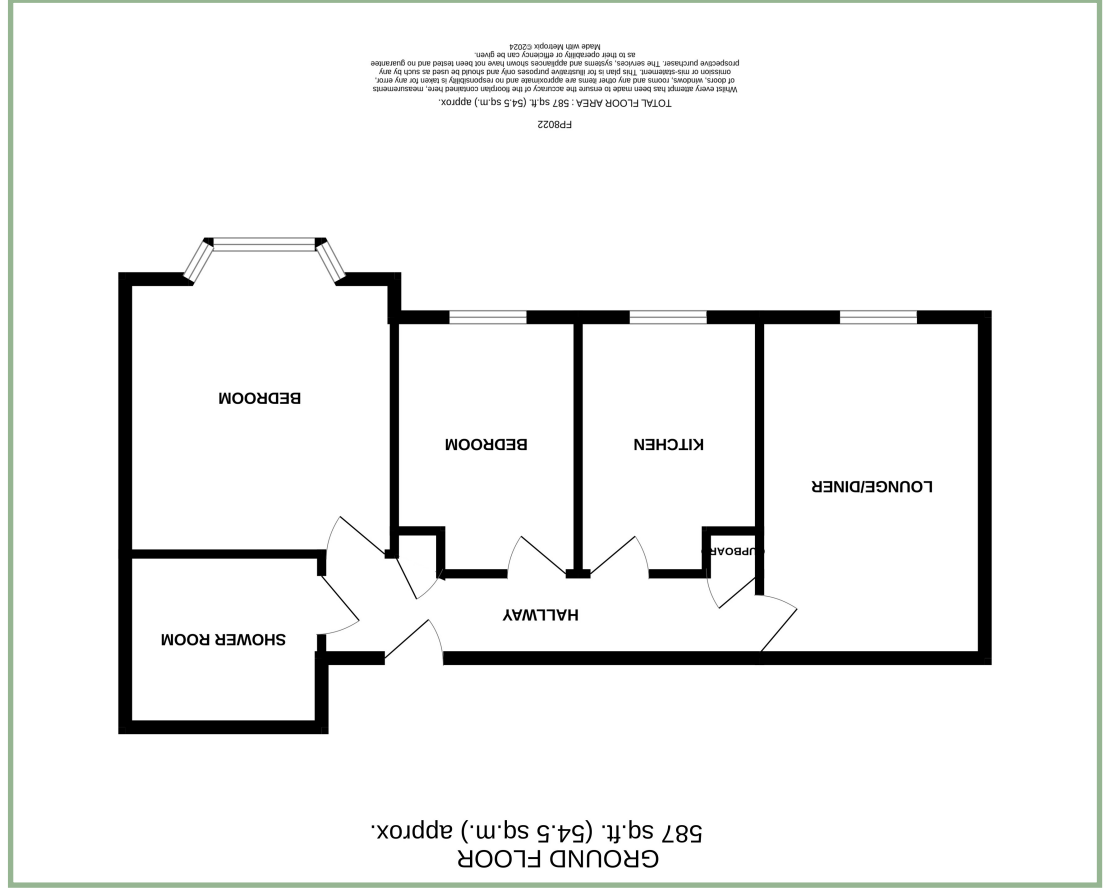
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 B	81 B
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Two Bedroom Ground Floor Apartment Enjoying Views Of The Great Orme

Description

A light and well planned 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.

The accommodation comprises: Secure communal entrance with intercom system, personal door to apartment 5, Hallway with two storage cupboards, lounge with views over the Great Orme, Modern kitchen with integrated fridge/freezer, space for washing machine, built in electric oven and gas hob. Master bedroom with built in wardrobes and bay window, modern shower room and 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. 5) and communal gardens.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ ENJOYS VIEWS OF THE GREAT ORME
- ✓ LIGHT & WELL PLANNED ACCOMMODATION
- ✓ SECURE LIVING FOR THE OVER 55'S
- ✓ EASY ACCESS TO THE BEACH, SHOPS IN WEST SHORE & TOWN CENTRE
- ✓ LEASEHOLD

Hallway

20' x 3' 11" 6.10m x 1.19m

Lounge/Diner

14' 7" x 9' 7" 4.44m x 2.92m



Kitchen

10' 2" x 7' 9" 3.10m x 2.36m



Shower Room

8' 5" x 7' 5" 2.56m x 2.26m



Bedroom One

12' 2" x 11' 6" 3.71m x 3.50m



Bedroom Two

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



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)
Energy Efficiency Rating: B



Two Bedroom Ground Floor Apartment

Apartment 5,
Hafan Gogarth
Abbey Road
West Shore
Llandudno
LL30 2ET

£179,950

Reference Number: FP8022
9/5/2024

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:

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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

