2 bedroom flat for sale, Abbey Road, Llandudno LL30 (1200 GBP)

Location **Wales, Gwynedd**
https://www.freeadsz.co.uk/x-160273-z

Spacious Ground floor garden apartment located in an impressive Victorian house retaining many original features including an original Victorian tiled hallway floor, all the rooms are of generous proportions and the property has the added bonus of three large dry cellar rooms. This is a chain free sale as the present vendor has already purchased. The freehold interest of the whole property is also included in the saleEPC Grade = DShared Entrance Porch'Mosaic' tiled flooring. Double doors leading into entrance hall.Entrance Hall'Mosaic' tiled flooring. Dado rail. Double radiator. Coved ceiling.Lounge 19' 1" x 15' 4" (5.82m x 4.67m)Wall lighting. Double radiator. Coved ceiling and ceiling rose. Wooden fireplace with fitted wood burning stove. Front aspect single glazed bay window.Kitchen / Dining Room 18' 8" x 13' 3" (5.69m x 4.04m)Kitchen area fitted with a range of base, wall, display and drawer units with rolled edge worktops. Stainless steel sink unit with mixer tap and drainer. Plumbing for automatic washing machine and dishwasher. Built in oven and gas hob. Laminate flooring. Double radiator. Coved ceiling. Picture rail. Front aspect single glazed bay window.Bedroom 18' 0" x 9' 2" (5.49m x 2.79m)Double radiator. Built in range of bedroom furniture to include wardrobes and over bed storage. Double radiator. Rear aspect UPVC double glazed window.En-Suite Bathroom 8' 11" x 6' 4" (2.72m x 1.93m)White suite comprising of panelled bath with mixer tap shower fitment plus fitted electric shower over. Pedestal wash hand basin. Low level WC. Fully tiled walls. Bathroom cabinet. Double radiator. Spotlighting. Window.Bedroom 13' 0" x 12' 4" (3.96m x 3.76m)Double radiator. Storage cupboards built into alcove. Rear aspect window. Door into:-Storage Room / Rear Porch 8' 9" x 8' 0" (2.67m x 2.44m)Plumbing for automatic washing machine. Double radiator. Side aspect window plus glazed door leading to rear garden. Door into:-Bathroom 7' 7" x 4' 5" (2.31m x 1.35m)White suite comprising of panelled bath with mixer tap shower fitment over and screen. Pedestal wash hand basin. Low level WC. Partly tiled walls. Double radiator. Two rear aspect windows with frosted glass.Cellar RoomsDoor from Entrance Hall to staircase (limited headroom in parts) leading down to the Lower Ground Floor Cellar Rooms.Room 18' 9" x 14' 4" (5.72m x 4.37m)Wall mounted electric meters and consumer trip switch unit. Small front aspect windows.Room 15' 7" x 6' 7" (4.75m x 2.01m)Small front aspect window.Room 18' 1" x 5' 10" (5.51m x 1.78m)Power and lighting.ExternalGraveled front garden with pathway leading to front door. Enclosed rear garden with pathway leading to Garage with power and lighting.IMPORTANT NOTE TO PURCHASERS:We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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