



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

**FOR SALE**  
AR WERTH



**Second Floor Flat, 10 Caroline Road, Llandudno LL30 2TY • £80,000**

*Well presented holiday let apartment close to town centre.*

- Second Floor Flat
- Holiday Let Accommodation
- Lounge
- Kitchen/Breakfast Room
- Double Bedroom
- Shower Room
- Gas Central Heating
- Off Road Parking
- Town Centre Location
- Viewing Highly Recommended



16 Trinity Square, Llandudno, Conwy LL30 2RB | 01492 884 484



dafyddhardy.co.uk



## Description

Well presented holiday let apartment close to town centre. This lovely top floor flat provides spacious accommodation in a pleasant tree-lined street in the heart of Llandudno. The property includes: Entrance Hall, Lounge, Kitchen/Breakfast Room, Bedroom and Shower Room. The property has gas central heating and mostly uPVC double glazing. Off road parking is available on a first come first serve basis. Conveniently located within walking distance of local shops, the train station and all local tourist attractions. Viewing is highly recommended.

## Location

Llandudno is a most popular Victorian seaside town, filled with many shops, attractions and amenities, including the pier, theatre and conference centre and ski slope. The North Shore has a sweeping bay with a lovely promenade, and there are many events taking place, especially during the busy summer months. The quieter West Shore has a beautiful sandy beach and coastal walks to nearby Deganwy and Conwy. Llandudno has access to mainline railway services as well as the A55 expressway. The Great Orme headland offers impressive far reaching views, and there is a cable car or tram taking you up to the summit. The town also provides 2 excellent retail parks, many schools, doctors and dental surgeries and a hospital.

**Communal Entrance Hall** Stairs to upper floors. Own front door into the Second Floor Flat:

## Second Floor Flat Entrance Hall

**Shower Room:** 10' 0" x 8' 9" (3.05m x 2.67m)

**Bedroom:** 15' 3" x 12' 4" (4.67m x 3.78m).

**Lounge:** 14' 4" x 12' 4" (4.39m x 3.76m)

**Kitchen:** 11' 1" x 9' 8" (3.38m x 2.97m)

**Outside** Off road parking on a first come first serve basis.

**Directions:** Turn left out of Llandudno train station and at the traffic lights turn left into Trinity Avenue. Take the second turning on the right into Caroline Road and number 10 can be found on the left hand side of this road.

**Services:** We are informed by the seller that this property benefits from Mains Gas, Water, Electricity and Drainage.

**Heating:** Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

**Tenure:** We have been informed by our vendor that this will be a leasehold property on a 999 year term from the date of purchase. There service charge is to be confirmed. This property is currently trading as a holiday let property. Pets are permitted with specific permission, judged on an individual basis.



## Energy Performance Certificate

HM Government

Second Floor Flat, 10 Caroline Road, LLANDUDNO, LL30 2TY

Dwelling type: Top-floor flat  
Date of assessment: 28 January 2019  
Date of certificate: 30 January 2019  
Reference number: 8911-7529-6150-5248-2022  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 50 m<sup>2</sup>

Use this document to:

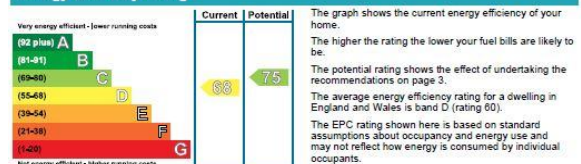
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,524
Over 3 years you could save	£ 342

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	 You could save £342 over 3 years
Heating	£ 1,140 over 3 years	£ 798 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 1,524	£ 1,182	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 342

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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