



**Mostyn Avenue
Llandudno
Conwy
LL30**

Offers In Excess Of £105,000

bettermove

Mostyn Avenue

Llandudno

Bettermove are proud to present this 2 bedroom flat in Llandudno.

The property benefits from double glazing, gas central heating throughout and has parking available via the street.

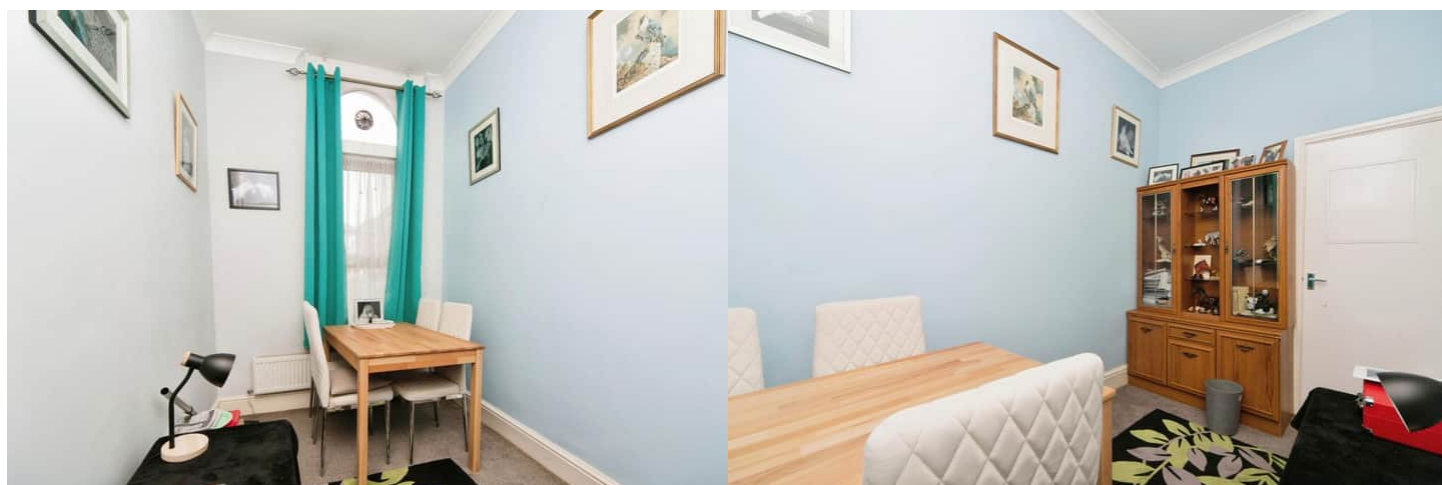
The council tax band is C.

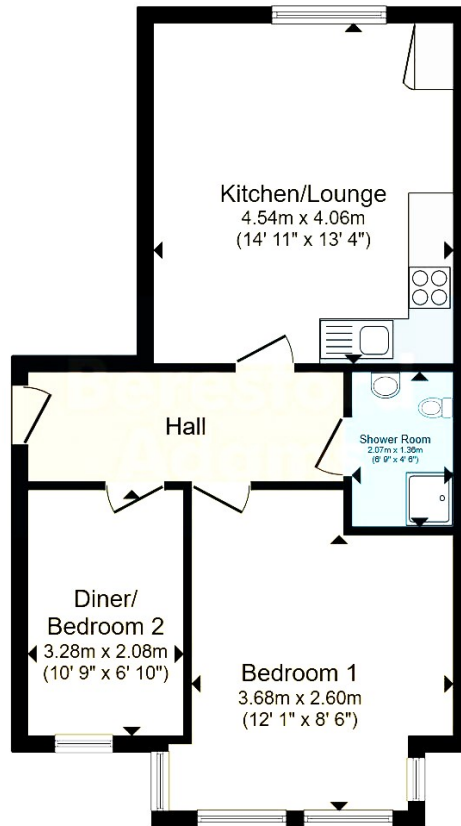
This is a leasehold property with 980 years remaining on the lease; the ground rent is £100pa and the service charge is £100pm.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen, and also consists of 2 bedrooms and the family bathroom. The exterior boasts a communal yard with a communal shed for storage, perfect for enjoying the summer months.

Located in the popular district of Craig Y Don , the property is close to a range of amenities. It is 5 minutes from Llandudno town centre, shops supermarkets, restaurants, pubs and 2 minutes from the sea front. Excellent transport connections can be found from Llandudno train station (0.8 miles) , various bus routes and the A55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total floor area 49.3 m² (530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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