



# Mostyn Estates

LLANDUDNO AND FLINTSHIRE

## Flat 3, Denver House, 25 Vaughan Street, Llandudno



### GENERAL

**Beds:** 2  
**Rent:** £495 pcm  
**Heating:** CH (electric)  
**Type:** Flat, 3rd floor  
**Council Tax:** Band B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### DESCRIPTION

A spacious 3<sup>rd</sup> floor flat above WG & Co. on the corner of Vaughan Street and Mostyn Street in Llandudno town centre, refurbished to a modern specification.

Heating and cooking by electricity, electric cooker is provided.

Two bedrooms, lounge, bathroom with shower, electric Central Heating.

The property is within Llandudno town centre, with easy reach of the A55 Expressway, railway and bus routes.

### **FURTHER INFORMATION or VIEWING:**

**01492 876977**

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### MAP

