

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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29 Maes Berllan, Craig y Don, Llandudno, LL30 1TJ



£128,000



www.bdahomesales.co.uk

A CLEANLY PRESENTED WARDEN CONTROLLED TERRACED RETIREMENT BUNGALOW situated on this very pleasant development in the grounds of Blind Veterans, within two thirds of a mile of Craig y Don shopping and approximately one mile to Llandudno.

The accommodation briefly comprises: hall; lounge; kitchen; 2 bedrooms; 3 piece shower room. The property is held on leasehold tenure over a 99 year term from 1991, with an annual Ground Rent of £150.00 per annum. The maintenance charge from 1st April, 2023 to 1st April, 2024 is approximately £228.00 per month. For use of all residents there is a communal lounge with kitchenette en-suite, laundry room and guest flat (subject to availability). Minimum age restriction of 55 years applies to the occupier.

The accommodation comprises:

UPVC DOUBLE GLAZED FRONT DOOR TO:

HALL

Intercom, radiator, smoke alarm, two storage cupboards.

LOUNGE 15'4" x 10'8" (4.69m x 3.27m)



Upvc double glazed French type door to patio and garden, radiator, coved ceiling, fire surround, tv aerial socket.



KITCHEN 8'0" x 6'9" (2.45m x 2.06m)



With base units with inset stainless steel sink unit, 'Worcester' combination boiler, upvc double glazed window.

BEDROOM 1 11'5" x 10'1" (3.48m x 3.09m)



TV aerial, radiator, upvc double glazed boxed bay window.

BEDROOM 2 10'8" x 6'4" (3.27m x 1.95m)



Radiator, upvc double glazed window.

3 PIECE SHOWER ROOM



Radiator, wall tiling, upvc double glazed bay window.

OUTSIDE

COMMUNAL GARDENS

To the front and rear maintained by the Management Company (excluding personal pots).

TENURE

The property is held on LEASEHOLD tenure over a 99 year term from 1991, with an annual Ground Rent of £150.00 per annum. The maintenance charge from 1st April, 2023 to 1st April, 2024 is approximately £228.00 per month.

COUNCIL TAX BAND

Is 'D' obtained from www.conwy.gov.uk

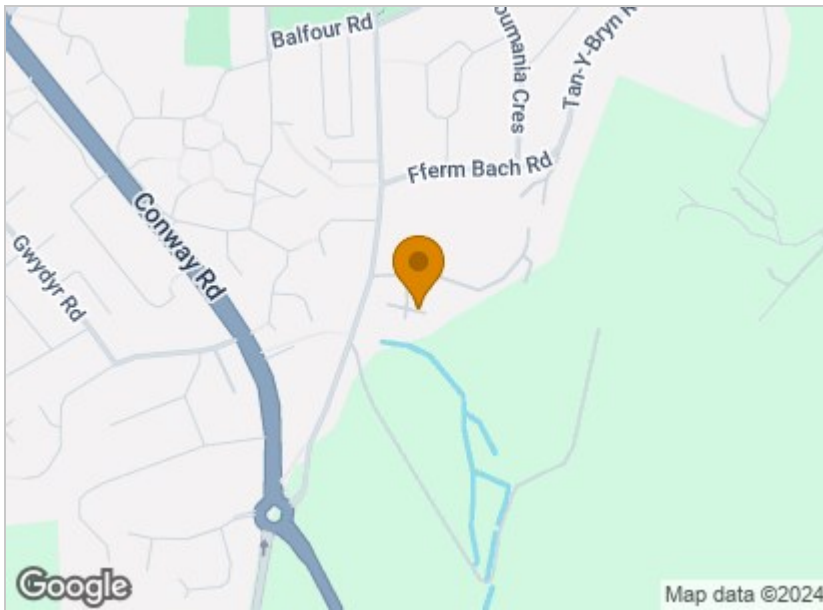
Ground Floor

Approx. 50.3 sq. metres (541.5 sq. feet)

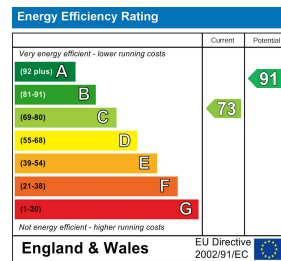


Total area: approx. 50.3 sq. metres (541.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed along Mostyn Broadway keeping to the left hand lane, continue past the swimming pool to the roundabout, continue straight on, at the cross roads by the Co-Op turn right onto Queens Road, passing the park on the left, continue along this road for approximately 750 yards, turn left into Blind Veterans, the bungalow development is on the right. A299 11/08/23 REV 02/09/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

