

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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22 Dorchester Apartments Craig Y Don Parade, Craig y Don, Llandudno, Conwy, LL30 1BN



Panoramic views £340,000

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www.bdahomesales.co.uk

THIS LUXURY BLOCK OF ONE, TWO AND THREE BEDROOM APARTMENTS WERE COMPLETED CIRCA 2006 situated on the promenade at the Craig y Don end of Llandudno with panoramic views to the Great Orme, Llandudno Bay through to the Little Orme and at the rear to Craigside and Nant y Gamar Mountain, THE APARTMENT IS SITUATED ON THE FOURTH FLOOR and benefits from a balcony overlooking the sea, upvc double glazed windows and gas fired under floor heating. The accommodation briefly comprises:- front door to shared hall; with stairs and lift to the fourth floor; personal door to reception hall; open lounge/dining/kitchen with integrated appliances and patio door to the balcony with views; large double aspect principal bedroom with en-suite 3-piece shower room; second double sized bedroom with en-suite dressing room; 3-piece family bathroom with over bath shower. Outside communal garden areas and drive with security gates leads to a garage and carport as well as a gym for the residents. The property is held on Leasehold Tenure over a 999 year term from January, 2004 with a Ground Rent of £300.00 per annum. Service Charge is paid bi-annually every 6 months and the sellers advise the present charge is £858.69.

NO PETS ALLOWED - NO HOLIDAY LETTING

The Accommodation Comprises:-

COMMUNAL ENTRANCE

With security intercom entry phone.

Stairs and lift to the Fourth floor

PERSONAL DOOR INTO APT 22

ENTRANCE HALL

Wall mounted security intercom entry phone, coving, Oak flooring, built-in storage cupboard.

BOILER/STORAGE ROOM

Fuse box, wall mounted 'Worcester' combination boiler serving under floor heating, Oak flooring.

OPEN PLAN LOUNGE/DINING /KITCHEN

LOUNGE/DINING AREA 25'9" x 16'1" (7.86m x 4.91m)

Wall mounted intercom entry phone, t.v point, coving, Oak flooring. Steps up to double opening upvc double glazed doors:-



BALCONY



Paved with glass balcony, open views to the North Shore.



LOUNGE TO KITCHEN



KITCHEN AREA



Fitted range of Cream fronted base, wall, drawer and corner display units with glass fronted display units with display lighting, round edge mottled worktops with matching breakfast bar/seating, inset 1½ bowl sink unit and mixer taps, integrated 'Hotpoint' electric oven and 4 ring gas hob, stainless steel 'Hotpoint' cooker hood, integrated fridge/freezer, 'Hotpoint' dishwasher and washing machine, wall tiling, floor tiling to kitchen area, under unit lighting and glass display shelving, coving, recessed downlighters to ceiling.,



DOUBLE ASPECT BEDROOM 1 18'8" x 15'5" (5.70m x 4.71m)



With upvc double glazed windows to front and side, views to the North Shore and across Bodafon fields to the Little Orme, built-in eaves storage cupboard, Oak flooring, t.v and telephone point.



SIDE VIEW



EN-SUITE 3-PIECE SHOWER ROOM

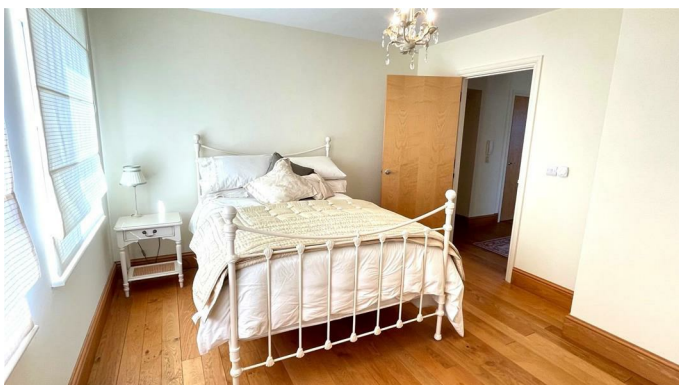


Tiled double shower stall with mains shower, wash hand basin and mixer tap, close coupled w.c, display shelf and decorative tiled floor, recessed downlighters to ceiling.

BEDROOM 2 13'5" x 11'3" (4.09m x 3.43m)



Oak flooring, 2 upvc double glazed windows to the rear with deep sills.



EN-SUITE DRESSING ROOM

With light, shelving and hanging rails.

3-PIECE BATHROOM



White suite comprising tiled bath with mixer tap and shower, side screen, wash hand basin with mixer tap, close coupled w.c, display shelving, recessed downlighters to ceiling, decorative floor tiling, upvc double glazed window with views across Bodafon fields to the Little Orme.

OUTSIDE

COMMUNAL GARDENS

Access to parking area through security gates leads to:-

REAR



CARPORT AND GARAGE 15'11" x 12'9" (4.87m x 3.90m)

Power with light, up and over door.

VISITORS PARKING

GYM FOR THE USE OF THE RESIDENTS

TENURE -

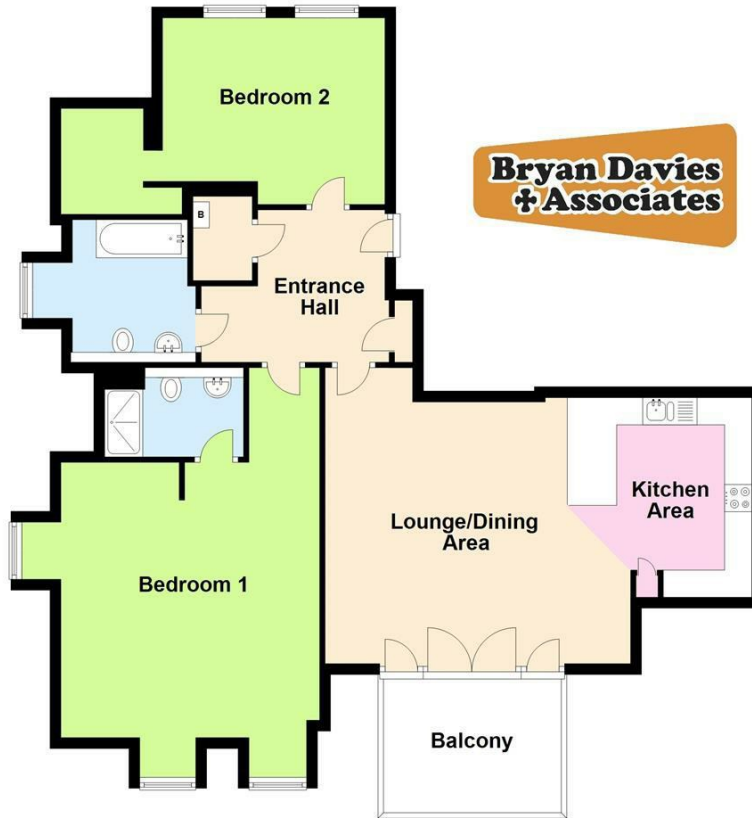
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COUNCIL TAX BAND

is 'G' obtained from www.conwy.gov.uk

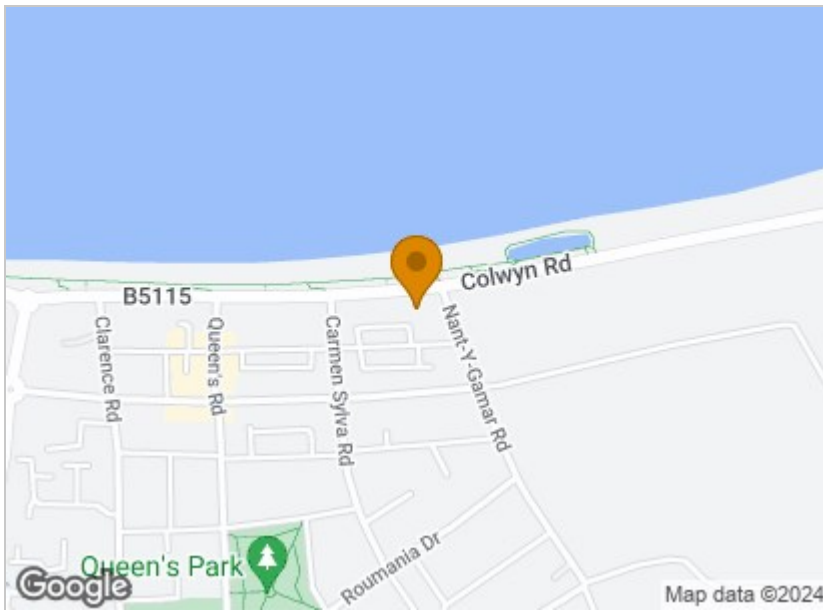
Fourth Floor

Approx. 105.9 sq. metres (1140.0 sq. feet)

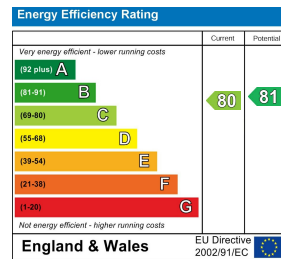


Total area: approx. 105.9 sq. metres (1140.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed to the promenade and turn right, past Venue Cymru and continue along the promenade for approximately 700 yards and the property can be viewed on the right hand side. REF: A310 05/09/23 REV 05/08/24

We will be pleased to arrange a viewing of this Home

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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.

