

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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20 Plas Mariandir, Deganwy Road, Llanrhos, Llandudno, Conwy, LL30 1NB



£85,000



www.bdahomesales.co.uk

THIS WELL PRESENTED FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT has views over the landscaped gardens. Part of a large property set in landscaped gardens and is one of 30 individually planned 1 and 2 bedroom retirement apartments in a semi-rural atmosphere. There is public transportation within 100 yards and the local general store within 250 yards. Deganwy Village shops are within 1 mile and Llandudno within 2 miles. In addition there is communal laundry and washing and drying facilities. There are parking spaces for visitors cars. One purchaser must be aged 55 and over. The property is held on an extended Leasehold Tenure over a 150 year term from 1st December, 1986 and the maintenance charge is approximately £1,740.12 for April 2023 to 31st March 2024 which will include the maintenance of all external and internal communal areas, plus a Ground Rent of £75.00 per annum.

NO PETS

NO SUB-LETTING

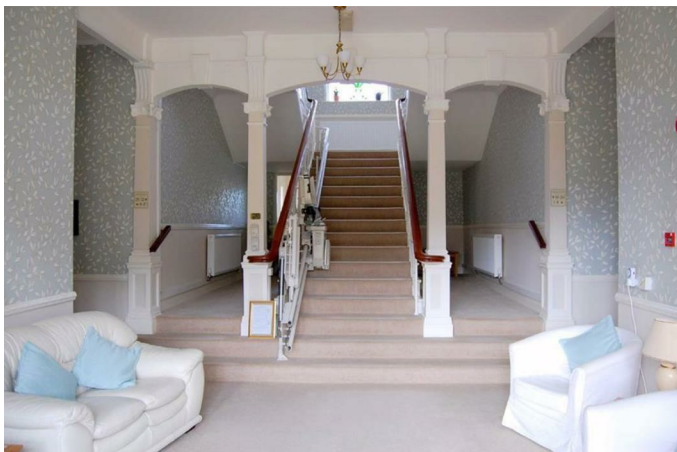
The accommodation comprises:-

SHARED VESTIBULE, SUN LOUNGE AND RECEPTION HALL



Stairs with chair lift to the first floor.

RECEPTION AREA



LANDING



PERSONAL DOOR TO APARTMENT 20

ENTRANCE HALL

Radiator, wall mounted emergency call system, wall mounted intercom entry phone, access to roof void.

LOUNGE 17'2" x 11'11" maximum (5.24m x 3.65m maximum)



T.V. and F.M. radio point, telephone point, storage cupboard with shelving housing gas fired "Vaillant" central heating and hot water boiler, upvc double glazed windows, radiator, hatch to kitchen, emergency pull cord.

VIEW FROM LOUNGE

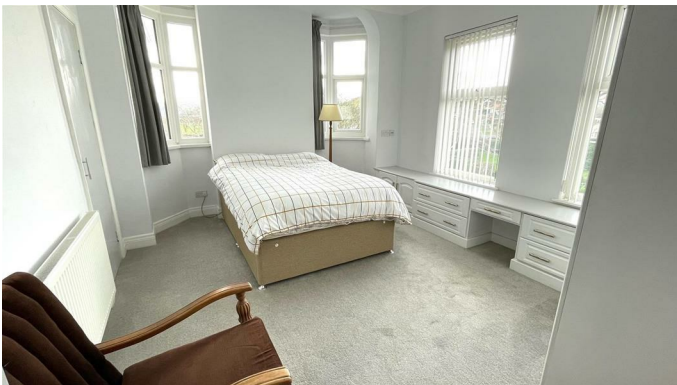


KITCHEN 11'10" x 5'10" (3.62m x 1.78m)



Light Beech effect base, wall and drawer units with round edged worktops, integrated 1½ bowl sink unit with mixer tap, 'Hotpoint' cooker, cooker hood over, fridge/freezer, plumbing for a washing machine.

DOUBLE ASPECT BEDROOM 14'1" x 11'9" maximum (4.31m x 3.60m maximum)



Including fitted triple wardrobe with hanging rail and shelving, matching chest of drawers, dressing table and cabinets, built-in storage cupboard with shelving, upvc double glazed windows, open hillside views, radiator.



VIEW FROM BEDROOM



3-PIECE BATHROOM



Modern white suite comprising panel bath with shower over, vanity wash hand basin, w.c, wall tiling, radiator.

OUTSIDE

COMMUNAL GARDENS



PARKING AREA

TENURE

The property is held on an extended LEASEHOLD TENURE over a 150 year term from the 1st December, 1986, each resident becomes a Shareholder in the Freehold, known as Plas Mariandir Residents Estate Company and received a concession on the Ground Rent.

COUNCIL TAX BAND

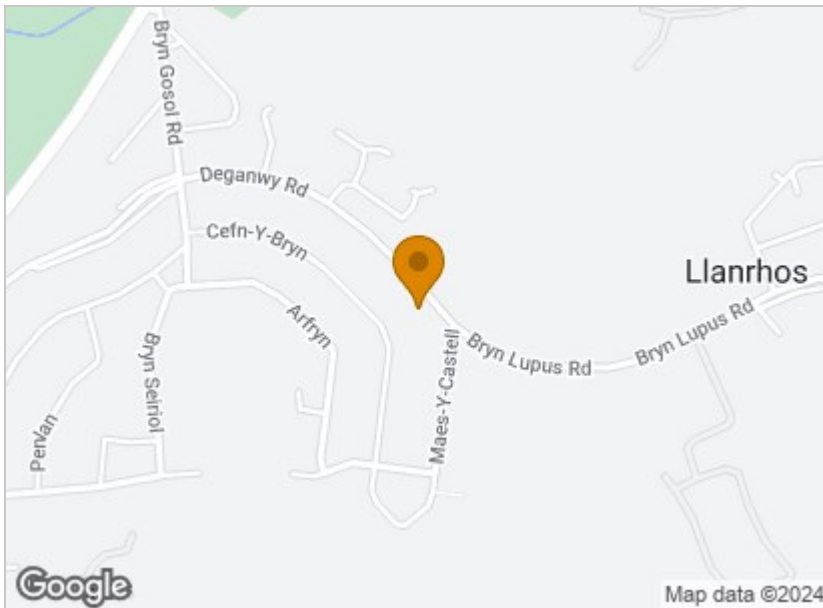
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MAINTENANCE

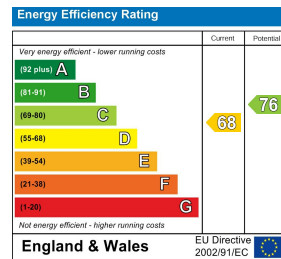
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This should be confirmed with your legal advisor.

Area Map



Energy Efficiency Graph



Directions

Directions From our Llandudno Office proceed around Llandudno Parc and out of the town up the dual carriageway, passing the Links Hotel proceed through the roundabout following the sign for Deganwy to the mini roundabout, turn right onto Bryn Lupus Road for approximately 2/3rds of a mile and Plas Mariandir can be viewed on the right hand side.
Ref: A394 20/02/24 Rev 28/05/24

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.

