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**AUCTIONEERS
●
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£137,500

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www.bdahomesales.co.uk

THIS IS A VERY NICELY PRESENTED WARDEN CONTROLLED SEMI DETACHED 2 BEDROOM 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; fitted kitchen with integrated appliances; two bedrooms and three piece shower room. The property is held on leasehold tenure over a 99 year term from 20th September, 1991, with an annual Ground Rent of £150.00 per annum. The maintenance charge from 1st April, 2024 to 1st April, 2025 is approximately £245.00 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.

MAES BERLLAN RESIDENTS LOUNGE



MAES BERLLAN RESIDENTS KITCHENETTE



MAES BERLLAN RESIDENTS LAUNDRY



The accommodation comprises:

Upvc Double Glazed DOOR to Number 44 :-

HALL

Double storage/cloaks cupboard with shelving, wall mounted security call system, linen cupboard with slatted shelving with 'Baxi' combination boiler in the roof space, radiator.

LOUNGE 17'10" x 10'1" (5.46m x 3.09m)



Fire surround with electric effect fire, coving, tv point, telephone point, radiator, double opening upvc double glazed doors to the garden/patio area.

KITCHEN 8'0" x 6'9" (2.455m x 2.07m)



Fitted range of modern base, wall and drawer units with round edged worktops, inset single drainer sink unit with mixer taps, built in oven, 4 ring electric hob, integrated larder refrigerator and washing machine, wall tiling, upvc double glazed window.

BEDROOM 1 11'6" x 10'1" (3.51m x 3.08m)



Upvc double glazed window with deep display sill, coving, radiator, built-in double wardrobes and chest of drawers.

BEDROOM 2 9'7" x 7'3" (2.93m x 2.22m)



Radiator, upvc double glazed window, built in wardrobes and integrated freezer.

3-PIECE TILED WET ROOM



Large shower stall with 'Mira' electric shower, vanity wash hand basin, close coupled wc, extractor, emergency pull cord, upvc double glazed window, radiator.

OUTSIDE



WELL STOCKED GARDENS TO FRONT AND REAR

Maintained and owned by the management company. There is a communal greenhouse for the use of the residents.

TENURE

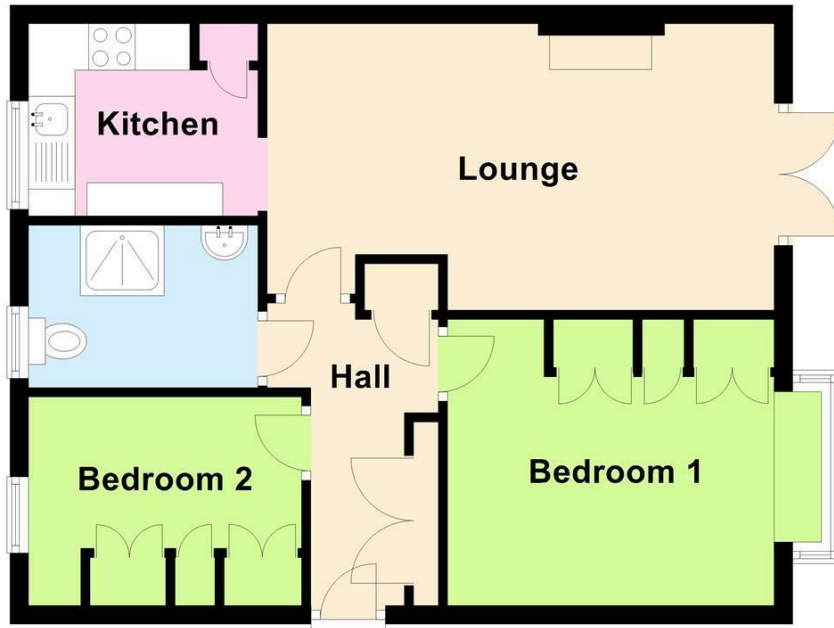
The property is held on a LEASEHOLD tenure over a 99 year term from 1991 with an annual ground rent of £150. The maintenance charge for 2023/2024 is approximately £245 per month. These charges should be confirmed by your legal advisor as can be subject to change.

COUNCIL TAX BAND

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

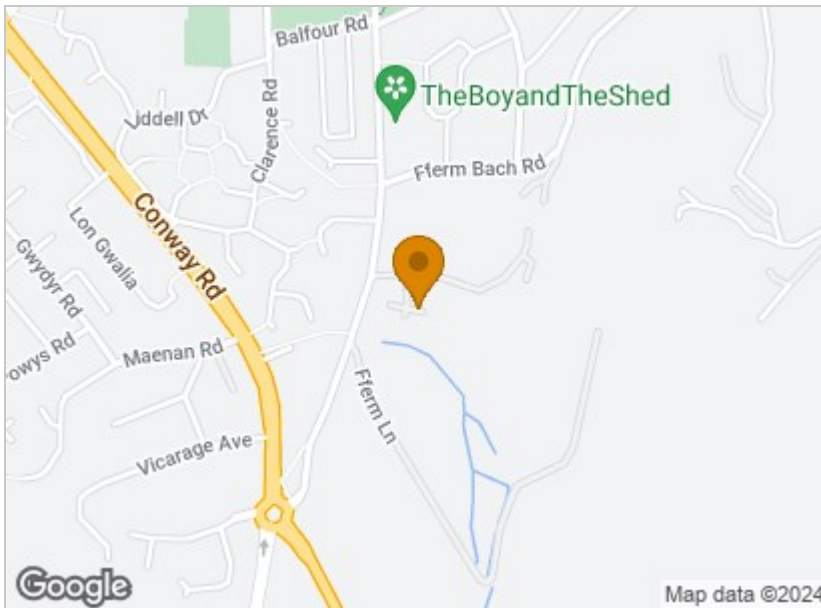
Ground Floor

Approx. 50.7 sq. metres (545.7 sq. feet)

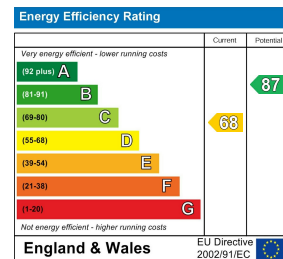


Total area: approx. 50.7 sq. metres (545.7 sq. feet)

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. A427 30/03/24

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.

