

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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£157,500

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www.bdahomesales.co.uk

THIS IS A CLEANLY PRESENTED WARDEN CONTROLLED MID TERRACED RETIREMENT BUNGALOW situated on this very pleasant development in the ground of Blinds Veterans, within two thirds of a mile of Craig y Don shopping and approximately one mile to Llandudno. The accommodation briefly comprises:- hall; lounge; re-fitted kitchen, two bedrooms and three piece shower room. The property is held on Leasehold Tenure over a 99 year term from Feb 2024, with an annual Ground Rent of £150.00 per annum. The maintenance charge from the 1st April, 2024 to 1st April, 2025 is £246.00 per month. The property features a re-fitted kitchen and new carpets in lounge and hallway.

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:-

MAES BERLLAN RESIDENTS LOUNGE



MAES BERLLAN RESIDENTS KITCHENETTE



MAES BERLLAN RESIDENTS LAUNDRY



Upvc Double Glazed FRONT DOOR

To:-

HALL

Radiator, emergency call system, airing cupboard with slatted shelving, radiator.

LOUNGE/DINING ROOM 15'6" x 11'11" (4.74m x 3.64m)

'Adams' style fire surround with marble effect back and hearth, inset electric coal effect fire, 3 wall light points, t.v and telephone point, upvc double glazed door to garden and upvc double glazed sidelights, double radiator.





RE-FITTED KITCHEN 7'11" x 6'9" (2.42m x 2.08m)



BEDROOM 1 (Plus wardrobes) 12'5" x 9'9" (3.79m x 2.98m)



Two wall light points, tv and telephone point, deep display sill to upvc double glazed window, fitted triple wardrobe with mirror fronted doors, fitted dressing table, double radiator.

Fitted grey fronted base, wall and drawer units with round edge worktops, inset single drainer sink unit and mixer taps, inset 'Zanussi' electric oven and space for fridge/washing machine, marble effect wall tiling, integrated 'Zanussi' induction hob and 'Bosch' microwave, cooker hood over, wall mounted 'Vaillant' gas fired central heating and hot water boiler, round edge speckled worktops, laminate grey flooring, upvc double glazed window, double radiator.



BEDROOM 2 9'1" x 5'3" - maximum (2.77m x 1.62m - maximum)



Fitted shelving, double radiator.

3-PIECE SHOWER ROOM



Comprising double shower stall and mains shower, pedestal wash hand basin, close coupled w.c, wall tiling, upvc double glazed window, non slip flooring, double radiator.

OUTSIDE

COMMUNAL GARDENS TO THE FRONT AND REAR

With decorative chippings, seating areas, greenhouse, patio and shrubs.

TENURE -

The property is held on LEASEHOLD Tenure over a 99 year term from 2024 with an annual Ground Rent of £150.00 per annum. The maintenance charge from the 1st April 2024 to 1st April 2025 is £246.00 per month.

COUNCIL TAX BAND

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

Ground Floor

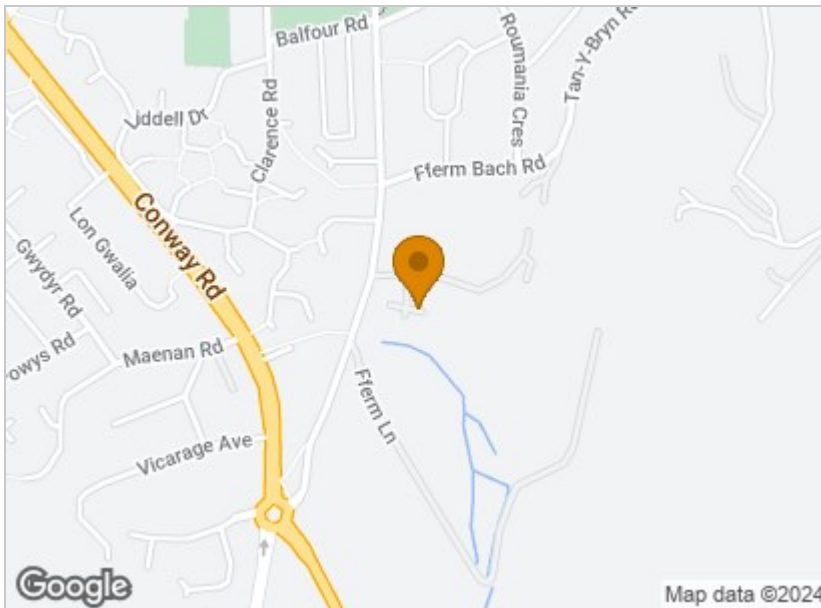
Approx. 49.3 sq. metres (530.3 sq. feet)

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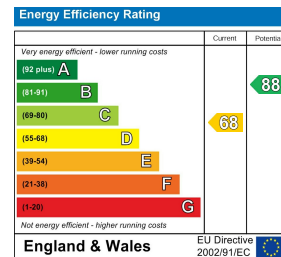


Total area: approx. 49.3 sq. metres (530.3 sq. feet)

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 crossroads 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. REF: A187 13/04/24

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.

