

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
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45 Maes Berllan, Craig y Don, Llandudno, Conwy,
LL30 1TJ



No Onward Chain £140,000



www.bdahomesales.co.uk

THIS IS A VERY NICELY PRESENTED AND UPDATED 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 front door to:

HALL

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

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



Fire surround with electric remote control coal effect fire, coving, T.V. point, telephone point, radiator, double opening upvc double glazed doors to the garden/patio area, emergency pull card.

KITCHEN 8'0" x 6'9" (2.45m 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 'Beko' oven, 4 ring gas hob, integrated larder refrigerator and washing machine, wall tiling, double glazed window.

BEDROOM1 11'6" x 10'1" (3.51m x 3.08m)



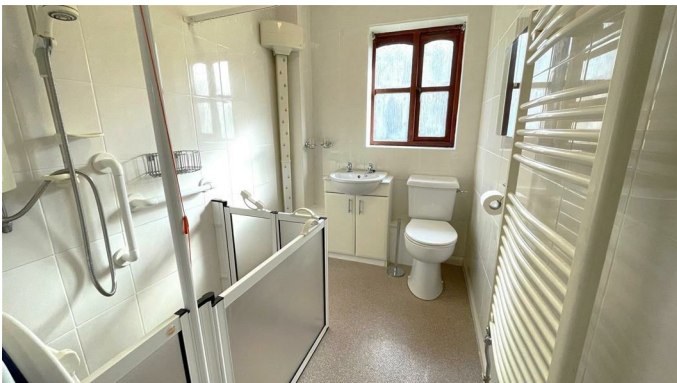
Upvc double glazed window with deep display sill, coving, emergency pull cord, radiator, free-standing double wardrobes and chest of drawers, radiator.

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



Coving, radiator, double glazed window.

3-PIECE TILED WET ROOM



With large walk-in disability shower area, 'Mira Advance' electric shower, vanity wash hand basin, closed coupled w.c., ladder style towel rail, extractor, emergency pull cord, body dryer, double glazed window, wall mounted electric heater, non-slip flooring.

OUTSIDE

WELL STOCKED GARDENS TO THE FRONT AND REAR maintained and owned by the management company.

TENURE

TENURE The property is held on a LEASEHOLD tenure over a 99 year term from 1991 with an annual Ground Rent of £150.00.

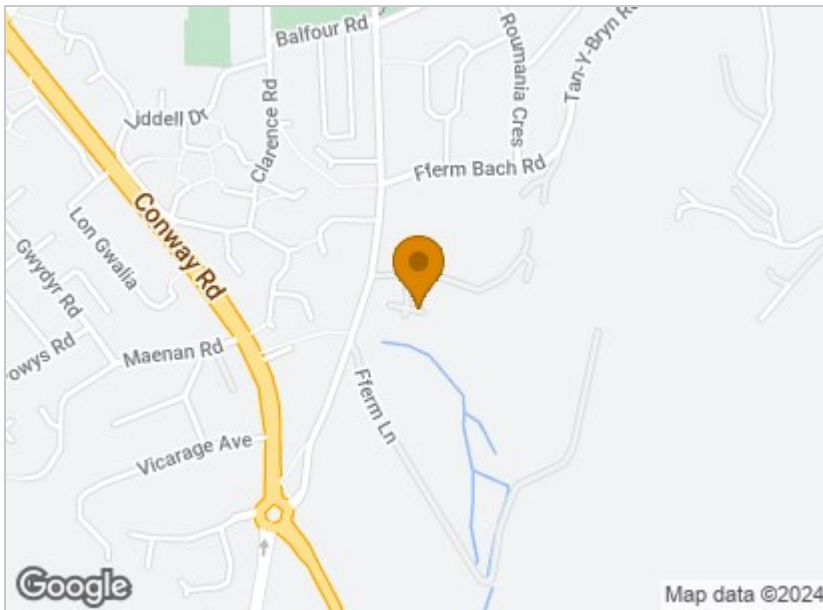
The maintenance Charge for 2024/2025 is approximately £245.00 per month.

These charges should be confirmed by your legal advisor as can be subject to change.

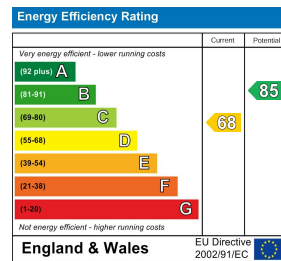
COUNCIL TAX BAND

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

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. A405 29/02/24 REV 10/04/24

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.

