

**Bryan Davies  
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## 26 Dorchester Apartments Craig Y Don Parade, Craig y Don, Llandudno, Conwy, LL30 1BN



£425,000

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[www.bdahomesales.co.uk](http://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 and Llandudno Bay 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.

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 principal bedroom with en-suite 3-piece shower room; two further double sized bedrooms; 3-piece family bathroom with over bath shower. Outside - communal garden area 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 £990.00.

NO PETS ALLOWED - NO HOLIDAY LETTING

THE SELLER HAS ADVISED THE BOILER IS NOT RUNNING EFFICIENTLY AND A PROSPECTIVE BUYER WILL PROBABLY NEED TO REPLACE IT IN DUE COURSE.

The Accommodation Comprises:-

#### COMMUNAL ENTRANCE

With security intercom entry phone.

#### STAIRS AND LIFT TO THE FOURTH FLOOR

#### PERSONAL DOOR TO APARTMENT 26

#### HALL



Wall mounted security intercom entry phone, coving.

#### BOILER ROOM

With fuse box. (The boiler is currently not working).

LOUNGE/DINING ROOM/KITCHEN 24'1" x 17'1" (7.35m x 5.22m)

#### LOUNGE/DINING ROOM



With t.v and telephone point, coving, wall mounted intercom entry phone, double opening upvc double glazed doors and side doors to:-



#### BALCONY



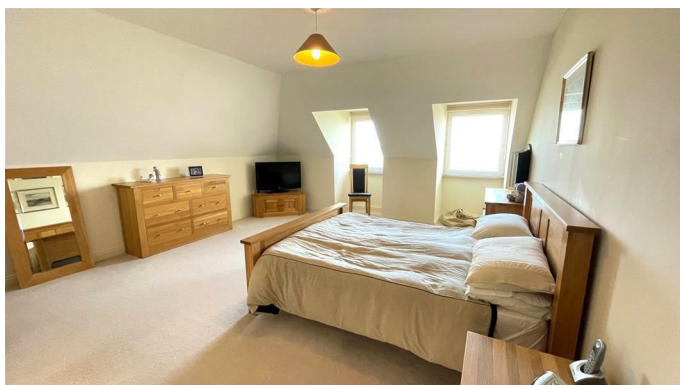
Paved with glass balustrade, views across Llandudno Bay to the Great Orme.

## KITCHEN



With fitted Light Beech effect fronted base, wall and drawer units with round edge worktops and under lighting, glass display cabinets and corner display shelving, integrated 'Hotpoint' oven and 4 ring gas hob with stainless steel cooker hood over, integrated fridge/freezer, 'Hotpoint' washing machine and dishwasher, wall and floor tiling, breakfast bar area, recessed downlighters to ceiling, coving.

**BEDROOM 1 16'3" x 15'3" - maximum (4.97m x 4.67m - maximum)**



Part sloping ceiling, t.v and telephone point.



## TILED EN-SUITE 3-PIECE SHOWER ROOM



Comprises double shower stall with mains shower, recessed downlighting, extractor, wash hand basin and mixer tap, close coupled w.c, tiled display shelf, ladder style towel rail, floor tiling, upvc double glazed window to the front - views.

**BEDROOM 2 15'9" x 9'10" (4.82m x 3.01m)**



2 upvc double glazed windows to the rear - hillside views.

**BEDROOM 3 10'6" x 9'10" (3.22m x 3.00m)**



2 upvc double glazed windows to the rear - hillside views.

**EN-SUITE DRESSING/STORAGE ROOM**

### 3-PIECE BATHROOM



White suite comprising tiled bath, with mixer tap and shower, side screen, wash hand basin and mixer tap, close coupled w.c, tiled display shelf, ladder style towel rail, floor tiling, extractor.

### OUTSIDE

#### COMMUNAL GARDENS

Access to parking area through security gates leads to:-

### REAR

#### CARPORT AND GARAGE 16'0" x 9'4" (4.88m x 2.85m)

Plus carport. Power with light, up and over door

### VISITORS PARKING

### GYM FOR THE USE OF THE RESIDENTS

### TENURE -

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 £990.00

### COUNCIL TAX BAND

Is 'G' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Fourth Floor

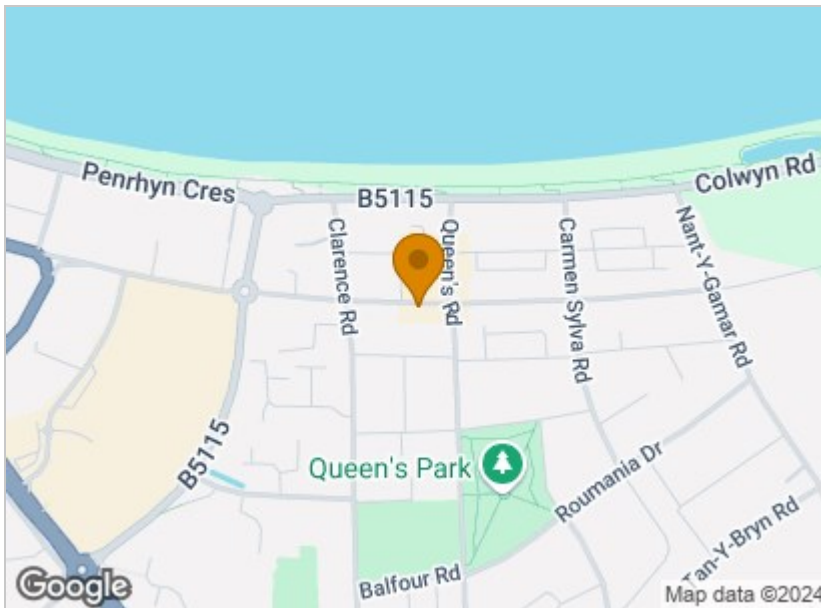
Approx. 121.4 sq. metres (1306.4 sq. feet)



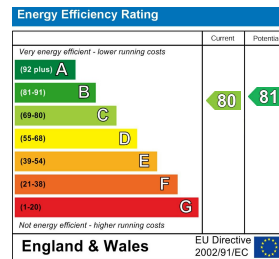
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Total area: approx. 121.4 sq. metres (1306.4 sq. feet)

### 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: A487 11/06/24 Rev 18/11/24

We will be pleased to arrange a viewing of this Home

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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.

