

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
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AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

21, Cwrt Sant Tudno Clarence Road, Craig y Don,
Llandudno, Conwy, LL30 1BZ



£139,950

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www.bdahomesales.co.uk

A WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT SITUATED AT THE FRONT OF THE BUILDING and having beautiful views over Llandudno Bay, Great Orme and the Pier. Situated at the Craig y don end of Llandudno, on the level and within ½ a mile of the Town Centre. Close to Venue Cymru, Craig y Don's Bowling Green, Community Centre, Craig y Don Medical Practice together with local shops. The property is held on Leasehold Tenure over a 125 years term from the 1st March, 2002, with a Ground Rent of £410.00 per annum. The annual service charge for the Management support Service for Flat 21 is £9,310.88 up to the 31st August 2024 with a minimum age for occupancy of 60 years of age, or such other age as the Landlord may in his discretion permit.

The Accommodation Comprises:-

COMMUNAL ENTRANCE

Access to lifts for upper floors, ladies & Gentlemen's w.c.'s

ESTATE MANAGER'S OFFICE

With 24 hour staffing.

ENTRANCE HALL

With handrail and storage heaters.

RESIDENTS COMMUNAL LOUNGE



With gallery at first floor level, French doors opening to garden, sea views.



FUNCTION ROOM



RESIDENTS DINING ROOM/RESTAURANT



Open daily for lunch with a choice of menu for owners and their guests with morning coffee and afternoon tea on certain days.

THE GUEST SUITE

Available for relatives or friends. A charge is payable for its use.

RESIDENTS LAUNDRY AND IRONING ROOM



Automatic washing machines and tumble dryer plus a sink for hand washing.

BATTERY CAR STORE ROOM

Power points for re-charging - (Limited availability).

REFUSE ROOM

PERSONAL DOOR TO APARTMENT 21

With spy hole.

HALL



Entry phone system, intruder alarm system, Economy 7 heater, coved ceiling, smoke alarm, walk-in cupboard with electric meter, hot water boiler.

LOUNGE 21'2" x 10'4" (6.46m x 3.17m)



Economy 7 heater, coved ceiling, t.v and telephone points, walk-in cloaks cupboard with shelving, fire

surround with electric coal effect fire, upvc double glazed window with secondary glazing, views, emergency pull cord, double opening doors to:-

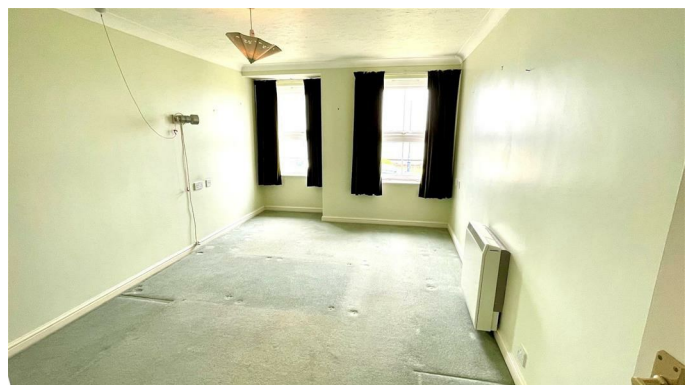


KITCHEN 7'6" x 7'6" (2.31m x 2.31m)



Range of fitted wall and base units with round edges worktops, stainless steel sink unit, partly tiled walls, built-in oven and electric hob with overhead extractor hood, 'Creda' wall heater, upvc double glazed window with electric opener, coved ceiling, pull cord switch and secondary glazed window. Beautiful view.

BEDROOM 1 13'4" x 10'2" (4.08m x 3.11m)



Built-in wardrobe with hanging rail and shelving, Economy 7 heater, coved ceiling, t.v and telephone point, upvc double glazed windows. Views.



BEDROOM 2 17'4" x 10'5" maximum (5.30m x 3.18m maximum)



Electric radiator, coved ceiling, upvc double glazed window. View.

BATHROOM



Panel bath with panic button, wash hand basin with storage under, low level w.c, walk-in shower, tiled walls, coved ceiling, extractor fan, wall mounted 'Creda' fan heater, emergency pull cord.

OUTSIDE



The gardens and external areas are maintained for the enjoyment of all residents. There are patio areas and well stocked borders.

CAR PARKING AREA

The large car park is available on a daily, first come, first served basis.

TENURE

Is held on LEASEHOLD TENURE over a 125 year term from the 1st March, 2002, with a Ground Rent of £410,00 per annum.

SERVICE CHARGE

For the year ending 31/08/24 the service charge is £9,310.88.

COUNCIL TAX BAND

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

First Floor

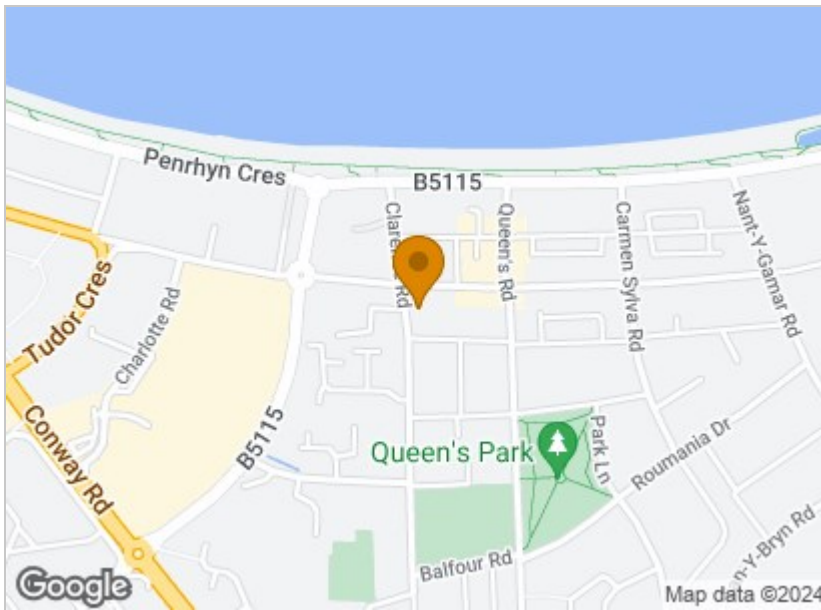
Approx. 76.5 sq. metres (823.9 sq. feet)

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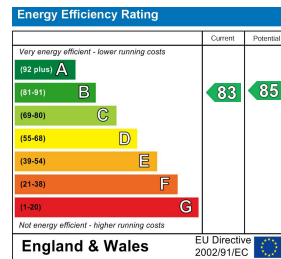


Total area: approx. 76.5 sq. metres (823.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the Promenade and turn right towards Colwyn Bay, continue along passing the Sailing Club and Cwrt Sant Tudno is on your right hand side just after the roundabout. The entrance to the building is found by turning first right into Clarence Road and right again into the car park. REF: A511 13/07/24

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.

