

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
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14 The Mistrals, Craig Y Don Parade, Llandudno, Conwy, LL30 1BF



£189,950



www.bdahomesales.co.uk

A LOVELY MODERN (c2000) DEVELOPMENT OF SELF-CONTAINED APARTMENTS BUILT BY 'WAINHOMES LTD.' SITUATED ON THE CRAIG Y DON PROMENADE WITH PANORAMIC VIEWS TO THE PROMENADE, THE GREAT ORME AND THE LITTLE ORME FROM THE LOUNGE AND BEDROOM, AND IS WITHIN A QUARTER OF A MILE LEVEL WALKING DISTANCE TO CRAIG Y DON SHOPS AND WITHIN ONE MILE FROM LLANDUDNO TOWN CENTRE.

This ground floor apartment briefly comprises; hall; lounge/dining room; fitted kitchen; bedroom and three piece bathroom with over bath shower. The property features gas fired central heating and double glazed windows. Parking space at the rear, plus storage room. Long Leasehold Tenure.

THIS IS AN IDEAL PROPERTY FOR YOUR OWN PRIVATE HOLIDAY HOME, FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE.

NO SUB-LETTING, NO HOLIDAY LETS, NO PETS

The accommodation comprises:

FRONT DOOR

With security entry system to:

COMMUNAL HALL

Post boxes, stairs and lift to all floors.

Personal door into Apartment 14 on the ground floor.

ENTRANCE HALL

Laminate flooring, wall mounted security intercom entry phone, coving, radiator, walk-in storage/cloaks cupboard.

OPEN PLAN LOUNGE/DINING/KITCHEN



LOUNGE/DINING AREA 20'10" x 11'7" (6.36m x 3.55m)



Into bay window, T.V. and satellite T.V. point, telephone point, two double radiators, coving, upvc double glazed bay window with views.

This spacious room at present accommodates a bed settee.



KITCHEN AREA 10'4" x 8'9" (3.16m x 2.69m)



Cream coloured 'Shaker' style base, wall, drawer and corner display units with round edge worktops, integrated 1½ bowl sink unit with mixer tap, integrated 'Electrolux' electric oven and four ring 'Bosch' gas hob with cooker hood over, larder fridge, 'Electrolux' automatic washing machine, wall tiling, cupboard housing gas fired combination 'Linea' central heating and hot water boiler.

BEDROOM 16'5" x 8'7" (5.02m x 2.63m)



Ground Rent. Maintenance Charge is approximately £1,560.00 for 2024.

COUNCIL TAX

COUNCIL TAX BAND Is 'C' obtained from www.conwy.gov.uk



Built-in triple wardrobe with hanging rail and shelving, double radiator, T.V. point and satellite T.V., telephone point, upvc double glazed window with views.

3 PIECE BATHROOM



White suite comprising panel bath with 'Mira' shower and mixer tap, pedestal wash hand basin, low flush w.c., wall tiling, shaver point, extractor, radiator.

OUTSIDE

LAWNED COMMUNAL GARDENS

ALLOCATED PARKING SPACE TO THE REAR

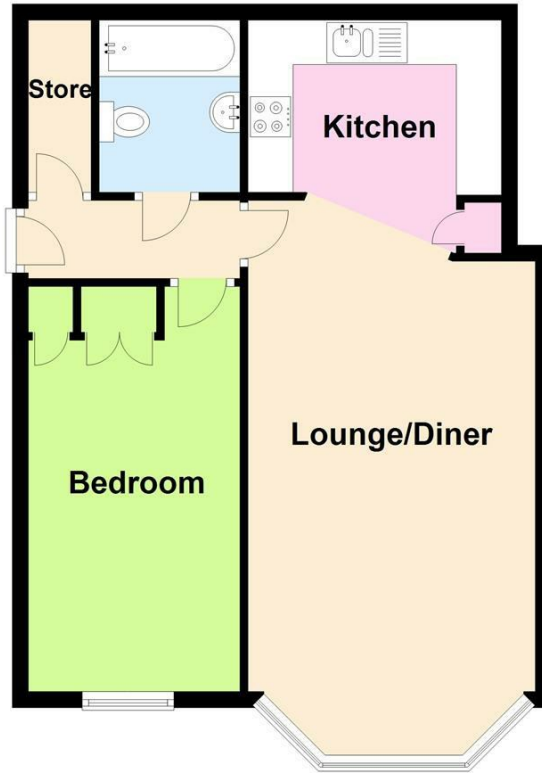
STORAGE ROOM

TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 1st December, 1999, with a Peppercorn

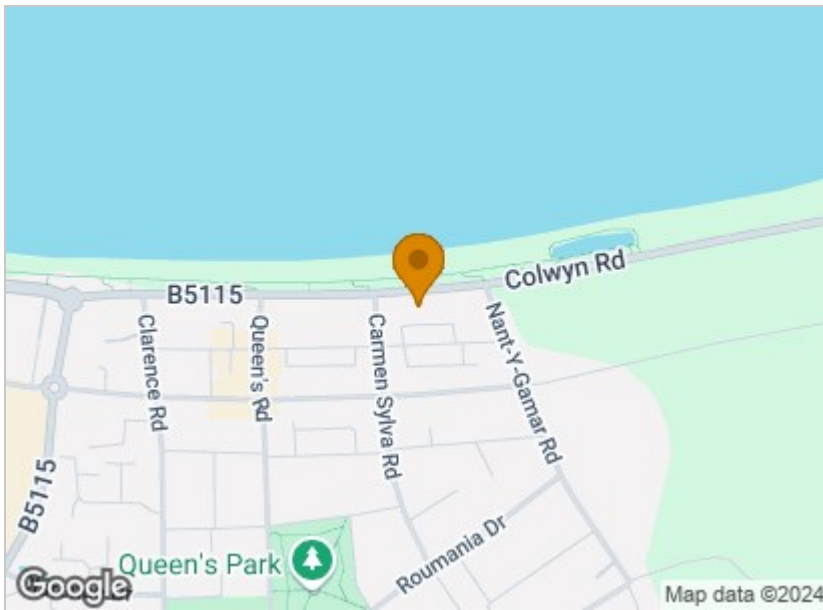
Ground Floor

Approx. 52.0 sq. metres (559.2 sq. feet)

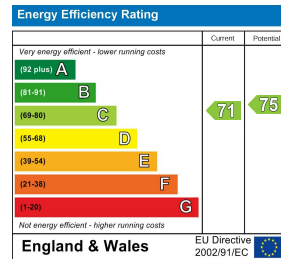


Total area: approx. 52.0 sq. metres (559.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed to the Promenade and turn right, after the mini roundabout continue along the Promenade in Craig y Don. The Mistrals can be viewed on the right hand side next to Ascot Court. A457 11/05/24 Rev 15/08/24

We will be pleased to arrange a viewing of this Home

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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.

