

**Bryan Davies  
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## 14 The Mistrals, Craig Y Don Parade, Llandudno, Conwy, LL30 1BF



**£179,950**



[www.bdahomesales.co.uk](http://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

PETS SUBJECT TO MANAGEMENT PERMISSION

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, larger 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](http://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

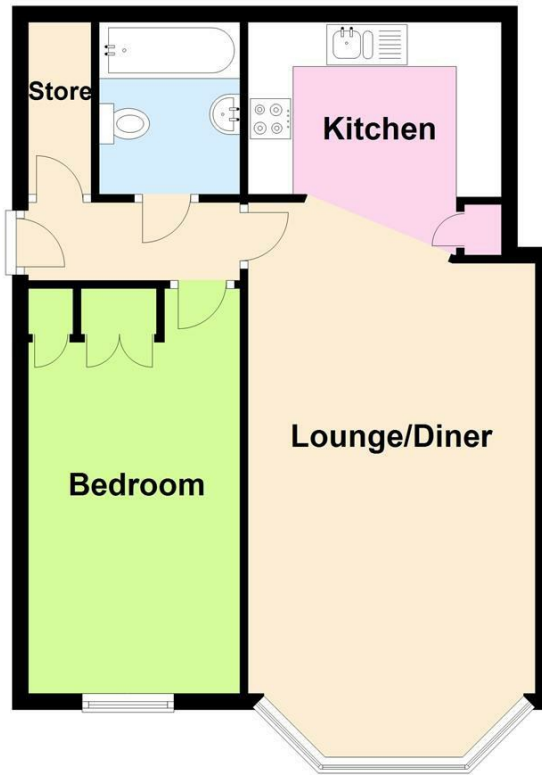
### STORAGE ROOM

### TENURE

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

## Ground Floor

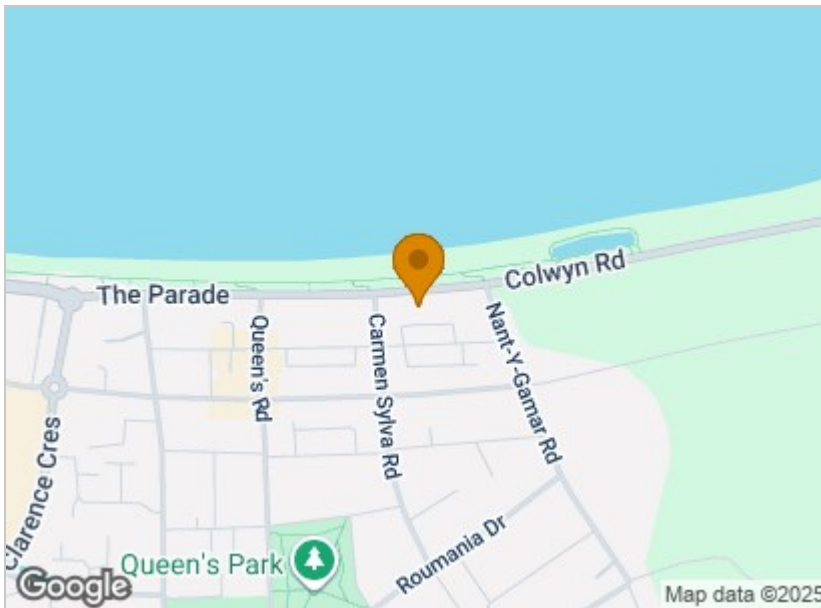
Approx. 52.0 sq. metres (559.2 sq. feet)



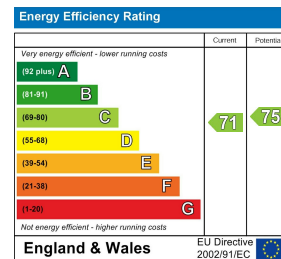
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& Associates**

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 05/09/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

