

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

5 The Mistrals, Craig Y Don Parade, Craig y Don, Llandudno, Conwy, LL30 1BF



No Onward Chain £245,000

2 2 1 B

www.bdahomesales.co.uk

THIS IS A VERY NICELY PRESENTED AND UPGRADED FIRST FLOOR APARTMENT in a spacious modern c(2000) development of self-contained apartments built by 'Wainhomes Ltd'. Situated on the Craig y Don Promenade with Panoramic Views to The Promenade, The Great and Little Orme from the Lounge.

The accommodation briefly comprises:- hall; lounge/dining room; fitted kitchen; main bedroom with en-suite shower room; second bedroom and three piece shower room. The property features gas fired central heating and double glazed windows. Parking space at the rear of the building. The property is held on a Leasehold Tenure over a 999 year term from 01/12/99 with a Peppercorn Ground Rent. Maintenance for 2024 is approximately £1,560. The Lease contains a clause to say that subletting of the apartments is not permitted. NO ONWARD CHAIN

The Accommodation Comprises:-

FRONT DOOR

With security entry system to:-

COMMUNAL HALL

Post boxes, stairs and lift to all floors.

FIRST FLOOR

PERSONAL DOOR INTO APARTMENT 5

HALL

Coving, cloaks/storage cupboard with shelving, double radiator.

INNER HALL

With wall mounted intercom entry phone.

LOUNGE/DINING ROOMN 18'6" x 17'6" (5.64m x 5.34m)



Plus bay window. t.v and telephone points, coving, 2 double radiators, upvc double glazed bay window with views to both the Great and Little Orme, across to the North Shore Promenade and Pier.



KITCHEN 10'5" x 9'3" (3.18m x 2.82m)



Fitted range of Cream fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit and mixer taps, integrated 'Electrolux' electric oven, 4 ring 'Electrolux' gas hob, cooker hood over, integrated fridge and 'Electrolux' automatic washing machine, space for fridge/freezer, cupboard housing 'Linea' gas fired central heating and hot water boiler, round edge worktops, wall tiling.

BEDROOM 1 13'1" x 9'3" - maximum (4.00m x 2.82m - maximum)



T.v point, upvc double glazed window to the rear, double radiator.



EN-SUITE 3-PIECE SHOWER ROOM

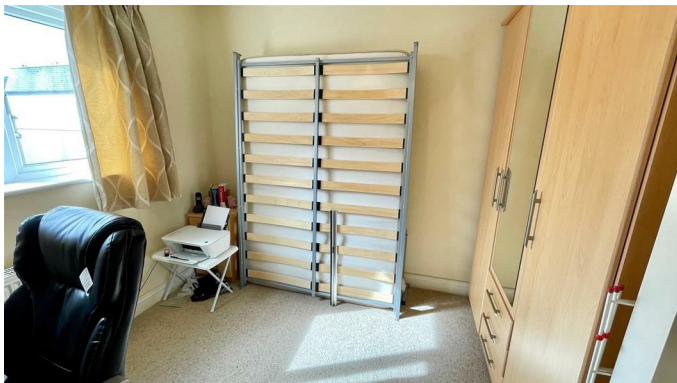


Comprising tiled shower stall with 'Mira' shower, pedestal wash hand basin, close coupled w.c, shaver point, extractor, radiator.

BEDROOM 2 9'4" x 8'11" (2.87m x 2.73m)



Upvc double glazed window to the rear, double radiator.



3-PIECE SHOWER ROOM



Comprises tiled full width double shower stall with mains shower and twin shower heads, vanity wash hand basin and mixer tap, close coupled w.c, mirror, shaver point, extractor, wood effect flooring, medicine cabinet, double radiator.

OUTSIDE

LAWNED COMMUNAL GARDENS

ALLOCATED PARKING SPACE

To the rear of the building.

TENURE -

LEASEHOLD tenure over a 999 year term from the 01/12/99 with a Peppercorn Ground Rent.

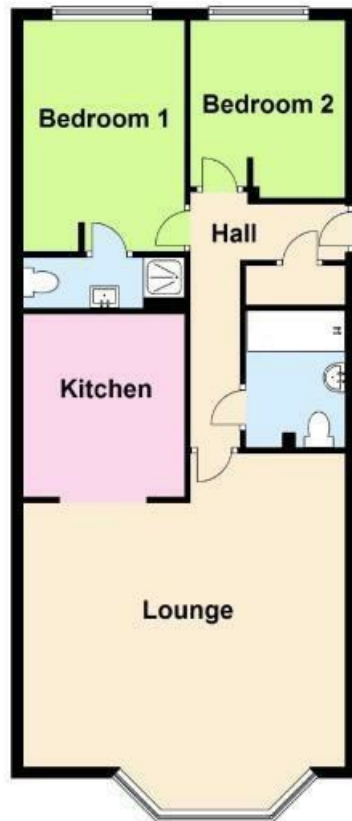
MAINTENANCE CHARGE

Is approximately £1,560 for 2024.

COUNCIL TAX BAND

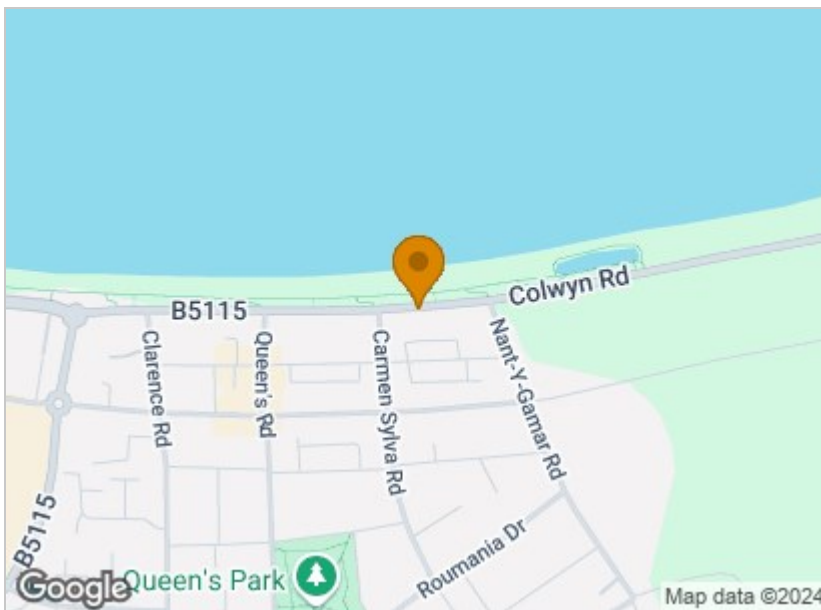
Is 'E' obtained from www.conwy.gov.uk

Approx. 73.4 sq. metres (789.8 sq. feet)

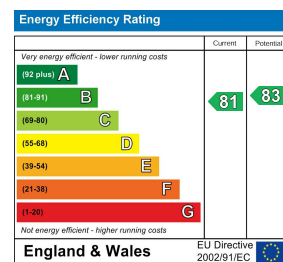


Total area: approx. 73.4 sq. metres (789.8 sq. feet)

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. REF: A558 13/09/24

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.

