

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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5, Plas Mariandir Deganwy Road, Llanrhos,
Llandudno, Conwy, LL30 1NB



No Onward Chain £105,000



www.bdahomesales.co.uk

THIS IS A NICELY PRESENTED GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT with views over the gardens at the rear to rural fields, situated within this popular development. Part of a large property set in landscaped gardens and is one of thirty individually planned one and two bedroom Retirement Apartments in a semi-rural atmosphere. There is public transportation within 100 yards, local general store and ladies hairdressers within 250 yards. Deganwy Village shops are within 1 mile and Llandudno within 2 miles. The maintenance charge is approximately £1,853.48 per annum from 1st April, 2024 - 31st March 2025 which will include the maintenance of all external and internal communal areas, plus a ground rent of £75.00 per annum.

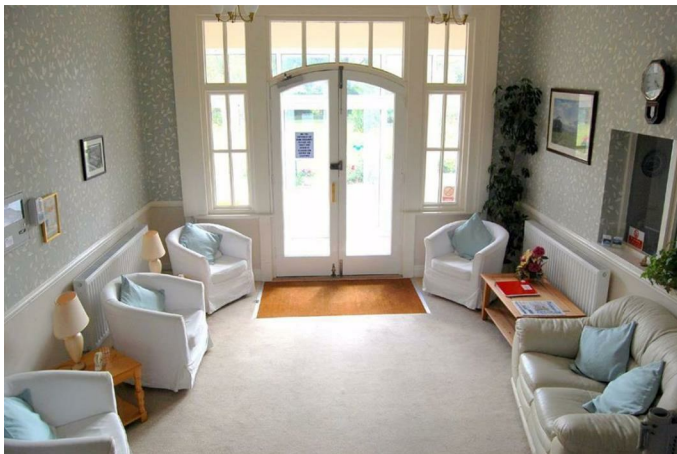
There is an alarm call system, security entry phone and fire precautions. In addition there are communal laundry, wash and drying facilities. There are parking spaces for visitors cars. One purchaser must be 55 or over.

THERE IS A GARAGE WITH THIS PROPERTY.

THIS PROPERTY CANNOT BE BOUGHT ON A BUY TO LET BASIS.

The accommodation comprises:

SHARED VESTIBULE, SUN LOUNGE AND RECEPTION HALL



BOWLING GREEN



PERSONAL DOOR TO APARTMENT 5

ENTRANCE HALL

Radiator, wall mounted emergency call system, wall mounted intercom entry phone, and two separate store cupboards.

LOUNGE 15'6" x 11'10" (4.74m x 3.63m)



Upvc double glazed windows, view over the garden to the fields, radiator, emergency pull cord.

VIEW FROM LOUNGE



KITCHEN 12'1" x 6'6" (3.70m x 1.99m)



Range of base, wall and drawer units with round edge worktops, integrated 1½ bowl sink unit with mixer tap, wall tiling, upvc double glazed window, radiator, freestanding oven and hob, wall mounted 'Logic' gas fired central heating boiler.

BEDROOM 1 11'8" x 9'9" (3.58m x 2.99m)



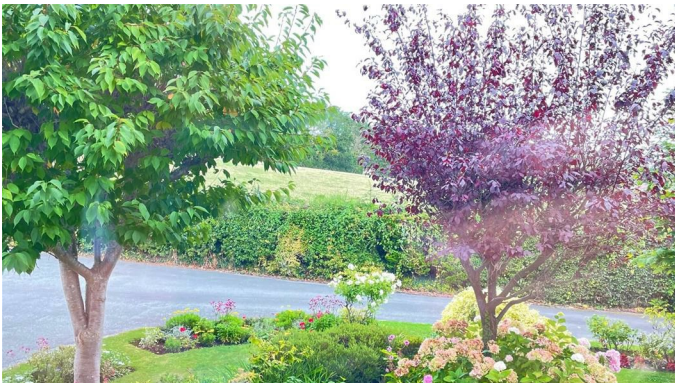
Plus fitted wardrobe, upvc double glazed windows, views over garden to rural fields, radiator.

BEDROOM 2 12'2" x 5'10" (3.72m x 1.80m)



Upvc double glazed window with garden and rural views, radiator.

VIEW FROM BEDROOM 2



THREE PIECE SHOWER ROOM



White suite, electric shower over large stall, vanity wash hand basin with shaver point, w.c., extractor fan, wall tiling, radiator.

OUTSIDE

COMMUNAL GARDENS AND PARKING AREA

GARAGE

TENURE

The property is held on LEASEHOLD tenure over a 150 year term from 01/12/1986, each resident becomes a Shareholder in the freehold, known as Plas Mariandir Residents Estate Company and receives a concession on the the ground rent. These details should be confirmed by your legal advisor.

MAINTENANCE

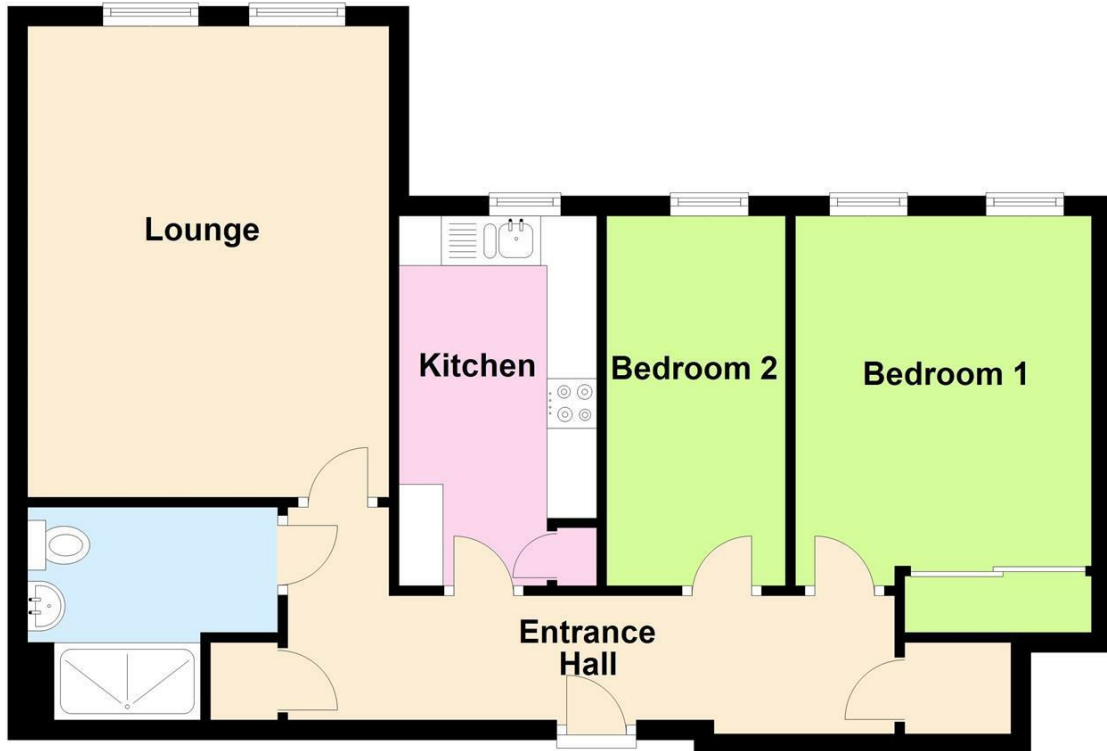
Is approximately £1,853.48 per annum from 1st April, 2024 - 31st March 2025 which will include the maintenance of all external and internal communal areas, plus a ground rent of £75.00 per annum. Management agent is Homestead Management.

COUNCIL TAX BAND

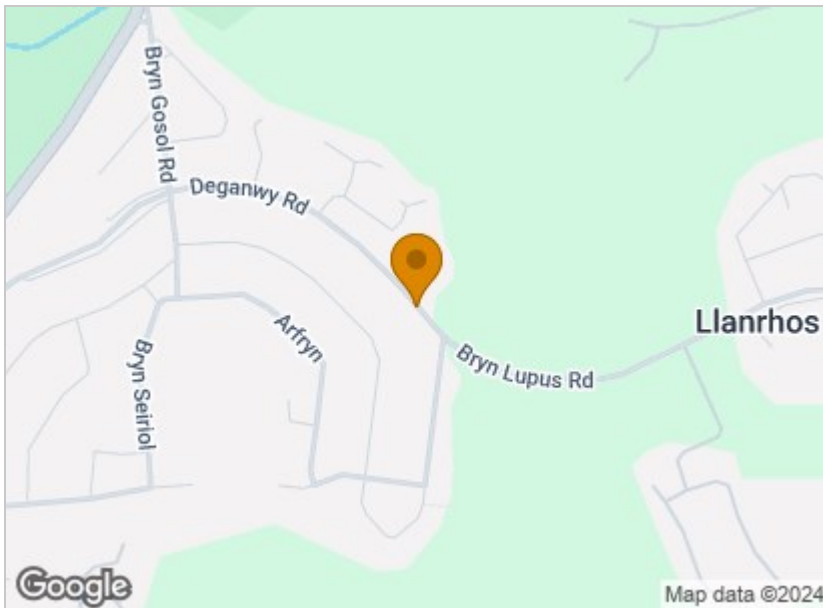
Is 'C' obtained via www.conwy.gov.uk

Ground Floor

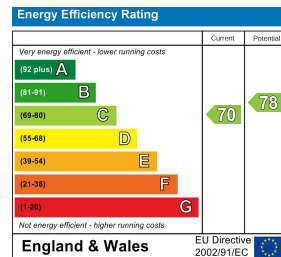
Approx. 60.9 sq. metres (655.9 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around Parc Llandudno and out of the town up the dual carriageway passing the Links Hotel proceed through the roundabout following the sign for Deganwy to the mini roundabout, turn right onto Bryn Lupus Road for approximately 2/3rds of a mile and Plas Mariandir can be viewed on the right hand side. Ref: A52 05/09/22 REV: 04/10/24

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.

