

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

52 Cwrt Sant Tudno, Clarence Road, Llandudno,
Conwy, LL30 1BZ



No Onward Chain £159,950

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www.bdahomesales.co.uk

A WELL PRESENTED THIRD FLOOR TWO BEDROOM RETIREMENT APARTMENT SITUATED AT THE FRONT OF THE BUILDING OVERLOOKING THE PROMENADE AND VIEWS ACROSS TO THE GREAT ORME.

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 52 is £9,352.29 up to the 31st August 2025 with a minimum age for occupancy of 60 years of age, or such other age as the Landlord may in his discretion permit.

NO PETS ALLOWED

The Accommodation Comprises:

COMMUNAL ENTRANCE

Access to lifts for upper floors, Ladies and Gentleman's WC's.

ESTATE MANAGER'S OFFICE

With 24 hour staffing.

RESIDENTS COMMUNAL LOUNGE



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

FUNCTION ROOM



RESIDENTS DINING ROOM/ RESTAURANT



Open daily from noon until 2.30pm for lunch with a choice of menu for owners and their guests, morning coffee and afternoon tea on certain days.

THE GUEST SUITE

Available for relatives or friends. (Chargeable).

RESIDENTS LAUNDRY AND IRONING ROOM



Automatic washing machine, tumble driers and a sink.

BATTERY CAR STORE ROOM

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

REFUSE ROOM

THIRD FLOOR

PERSONAL DOOR TO APARTMENT 52 WITH SPYHOLE

HALL

'Economy 7' heater, wall mounted 'Tunstall' call system, coving, walk in airing cupboard with hot water tank, cloaks storage, shelving, fuse box and coving.

LOUNGE/DINING ROOM 25'9" x 10'5" maximum overall (7.85m x 3.20m maximum overall)



T.V. and satellite T.V. points, telephone points, fire surround with display mantle, electric coal effect fire, 'Economy 7' heater, coving, walk in storage cupboard with shelving, upvc double glazed window with views across the bay to the Great Orme.



VIEW FROM LOUNGE/DINING ROOM



KITCHEN 7'6" x 7'3" average measurement (2.30m x 2.23m average measurement)



Fitted maple effect fronted base, wall and drawer units with round edge worktops incorporating inset single drainer sink unit and mixer tap, integrated electric oven and four ring 'Electrolux' hob with cooker hood over, space for microwave and fridge, plumbing for dishwasher, wall tiling, wood effect flooring, wall mounted electric heater, coving, upvc double glazed window with electric opener with views across the bay to the Great Orme.

BEDROOM 1 13'5" x 10'1" (4.10m x 3.09m)



Built in double wardrobe with rails and shelving, T.V. and telephone point, 'Economy 7' heater, coving, upvc double glazed window with views towards the Great Orme.

BEDROOM 2 17'6" x 10'5" maximum (5.34m x 3.18m maximum)



Wall mounted electric heater, coving, upvc double glazed window with views towards the Great Orme.

4 PIECE BATHROOM



Coloured suite comprising panel bath with panic button, tiled shower area with mains shower, glass display shelving, close couple w.c., wall mounted electric heater, wall tiling, extractor, non slip flooring, vanity wash hand basin, ladder style towel rail, mirror with light.

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 parking area is available daily on a first come first served basis.

TENURE

The property is held on a LEASEHOLD tenure over a 125 year term from 1st March 2002, with a ground rent of £410 per annum.

SERVICE CHARGE

For the year ending 31/08/25 the service charge is £9,352.29.

COUNCIL TAX BAND

Council Tax is 'E' as obtained from www.conwy.gov.uk.

Top Floor

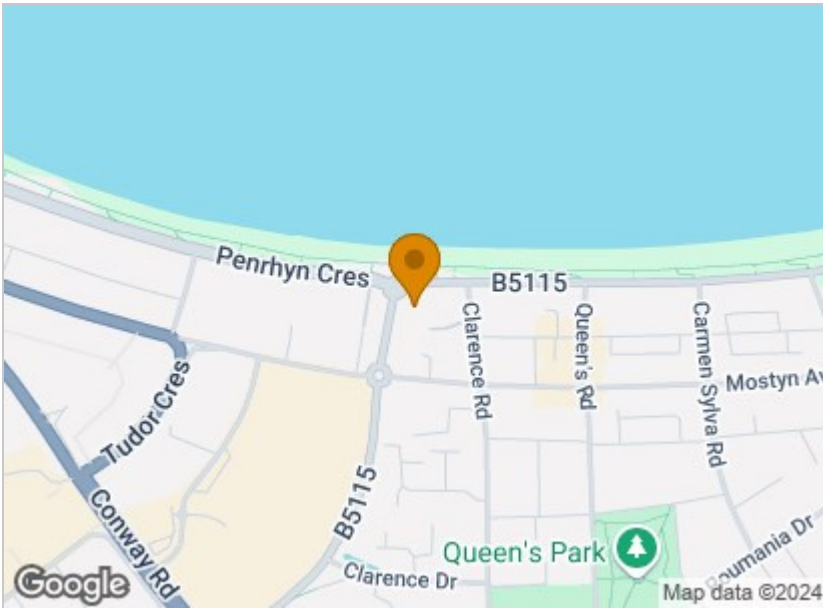
Approx. 79.1 sq. metres (851.6 sq. feet)

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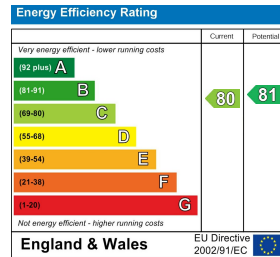


Total area: approx. 79.1 sq. metres (851.6 sq. feet)

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. A576 08/10/24 Rev 15/10/24

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.

