

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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54 Cwrt Sant Tudno, Clarence Road, Craig y don,  
Llandudno, Conwy, LL30 1BZ



No Onward Chain £159,950

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

THIS WELL PRESENTED TOP FLOOR CORNER POSITIONED RETIREMENT APARTMENT IS SITUATED AT THE FRONT OF THE BUILDING OVERLOOKING THE PROMENADE. THE GREAT ORME AND PIER. 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 year 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 36 is £9,085.00 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 w.c's

#### ESTATE MANAGERS 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 2.30 p.m for lunch with a choice of menu for owners and their guests, morning coffee and afternoon tea on certain days.

#### THE GUEST SUITE

#### RESIDENTS LAUNDRY AND IRONING ROOM



#### BATTERY STORE ROOM

#### REFUSE ROOM

#### TOP FLOOR

#### FRONT DOOR TO APARTMENT 54 WITH SPY HOLE

## HALL

Entry phone system, intruder alarm system, storage heater, covered ceiling, smoke alarm, walk-in cupboard with electric meter, hot water boiler.

## LOUNGE 18'9" x 13'5" average (5.73m x 4.11m average)



Fire place with flame effect fire, storage heater, coved ceiling, TV and telephone points, Upvc double glazed window overlooking the Promenade, the Great Orme and the Pier, emergency pull cord, double opening door to:-



## KITCHEN 8'5" x 7'3" average (2.57m x 2.21m average)



Range of fitted wall and base units with round edged worktops, stainless steel sink unit, partly tiled walls, built-in oven and electric hob with overhead extractor hood, 'Creda' wall heater, Upvc double glazed window with electric opener, coved ceiling, pull cord switch, promenade views.

## BEDROOM 1 15'5" x 9'11" (4.72m x 3.04m)



Built-in wardrobe with hanging rail and shelving, coved ceiling, TV and telephone points, Economy 7 heating, Upvc double glazed window overlooking the promenade, the Great Orme and the Pier.

## BEDROOM 2 15'6" x 10'4" max (4.74m x 3.17m max)



Coved ceiling, Upvc double glazed window overlooking the promenade, pull cord.

## FOUR PIECE BATHROOM



Panel bath with panic button, wash hand basin with storage under, low level wc, walk-in shower, tiled walls, coved ceiling, extractor fan, wall mounted 'Creda' electric heater, emergency pull cord.

## 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 LEASEHOLD tenure over a 125 year term from the 1st March 2002 with a Ground Rent of £410.00 per annum.

### SERVICE CHARGE

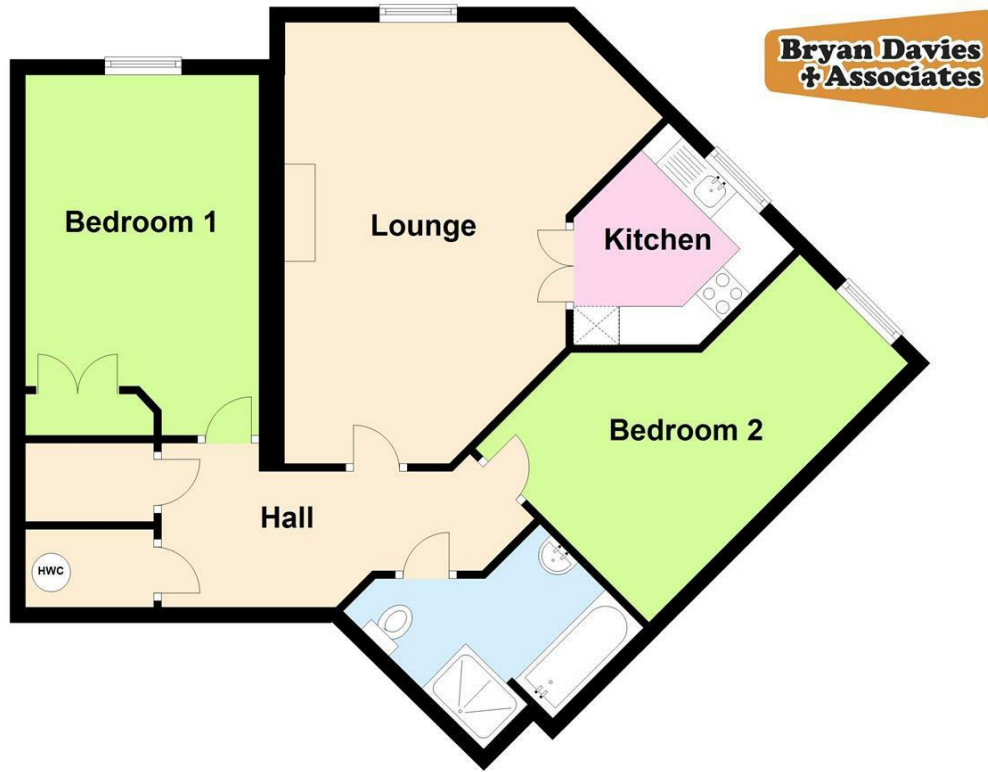
For the year ending 31/08/25 the service charge is £9,085.00

### COUNCIL TAX BAND

Is 'E' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

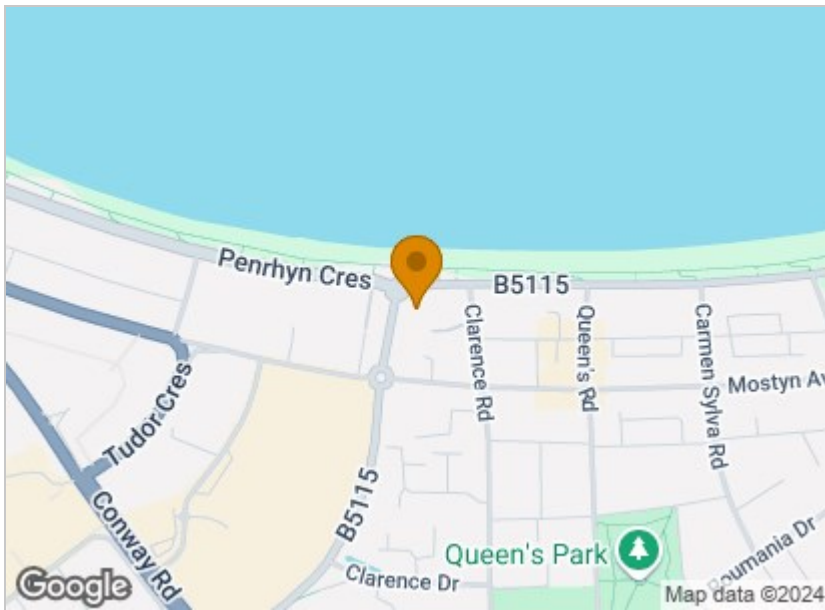
# Top Floor

Approx. 74.3 sq. metres (799.5 sq. feet)

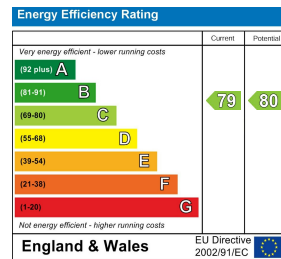


Total area: approx. 74.3 sq. metres (799.5 sq. feet)

## 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. Ref A578 10/10/24 REV 16/10/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

