

**Bryan Davies  
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AUCTIONEERS  
●  
ESTATE AGENTS

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## Flat 5 Ronald Court, Mostyn Avenue, Craig Y Don, Llandudno, Conwy, LL30 1YS



£99,950

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



A SPACIOUS SECOND FLOOR APARTMENT built by Dodwell Homes c(1977) which is in need of modernisation, situated on the level adjacent to the shops and within 200 yards of Craig y Don Promenade. The accommodation briefly comprises:- Self-contained ground floor entrance to shared hall; stairs to second floor; balcony; hall; triple aspect lounge; kitchen; 2 double sized bedrooms; 3-piece shower room. The property features gas fired central heating, upvc double glazed windows. Outside - allocated parking for 1 car. We are advised that the property is held on a revised under lease for a 189 year term from 1977. We are advised that the maintenance charge for 2024 is £1388 per annum.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

PETS SUBJECT TO MANAGEMENT CONSENT

NO HOLIDAY LETS  
LONG TERM LETS ALLOWED

The Accommodation Comprises:-

SIDE ASPECT MODERN COMPOSITE FRONT DOOR to:-

COMMUNAL ENTRANCE HALL

Staircase to SECOND FLOOR

PERSONAL DOOR TO FLAT 5

BALCONY

Glass screen, tiled balcony/ seating area, upvc double glazed door to:-

HALL

Linen cupboard with shelving.

TRIPLE ASPECT LOUNGE 18'8" x 11'10" (5.69m x 3.62m)



Albaster fireplace with marble back and hearth with electric fire, tv point, coving, triple aspect upvc double glazed windows, double radiator.

KITCHEN/ BREAKFAST ROOM 13'11" x 8'1" (4.25m x 2.48m)



Base, wall and drawer units with round edged worktops incorporating single drainer sink unit and mixer tap, plumbing for washing machine and space for cooker and fridge/ freezer, wall tiling, wall mounted 'Worcester' combination central heating and hot water boiler, pantry cupboard with shelving, upvc double glazed window, radiator.

BEDROOM 1 14'3" x 13'11" (4.36m x 4.25m )



Including two built-in double wardrobes with sliding doors, hanging rails and top cupboards, mirror and light, upvc double glazed window, radiator.

BEDROOM 2 13'11" x 9'10" (4.25m x 3.02m)



Including two built-in double wardrobes with sliding doors, hanging rails and top cupboards, mirror and light, upvc double glazed window, radiator.

### TILED 3-PIECE SHOWER ROOM



Comprising large corner shower stall, vanity wash hand basin, close coupled w.c., shaver light and mirror, upvc double glazed window, radiator.

### OUTSIDE



There is one allocated parking space to the rear of the property.

### TENURE

LEASEHOLD - For a term of 189 year term from 1977.  
Ground rent £125 per annum.

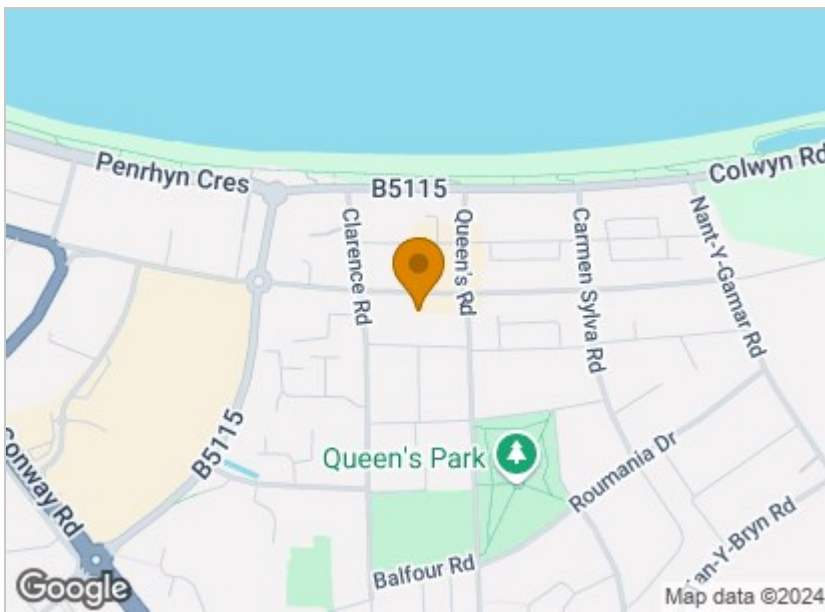
### MAINTENANCE CHARGE

We are advised that the Maintenance Charge is £1388 per annum for 2024.

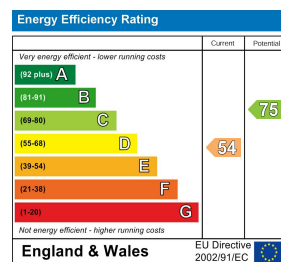
### COUNCIL TAX

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

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed around the Premier Inn (Tudno Castle Hotel) filing into the left hand lane, passing the swimming pool, through the roundabout onto Mostyn Avenue. Just after St Paul's church the property can be viewed on your left hand side. Ref: A423 19/10/24

We will be pleased to arrange a viewing of this Home

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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.

