

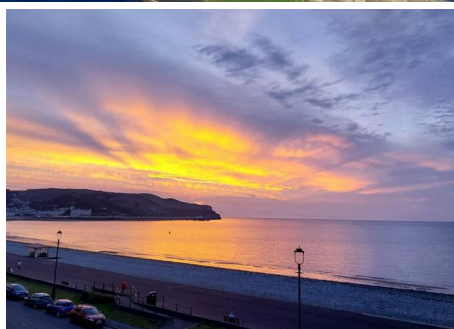
**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**10, Ascot Court Carmen Sylva Road, Craig y Don,
Llandudno, Conwy, LL30 1LZ**



No Onward Chain £235,000



www.bdahomesales.co.uk

THIS IS A BEAUTIFUL TOP FLOOR PENTHOUSE APARTMENT built (C1981) situated at the front and side of the building in a complex of 27 apartments with fabulous sea and pier views 80 yards to the Promenade, within easy access to local shops, Restaurants, Venue Cymru, Paddling Pool, medical Centre, Community Centre with Tennis Court and Bowling, Schools and within 1 mile of Llandudno. The accommodation briefly comprises:- front door to shared hall with stairs and automatic lift; self contained door to Apartment 10; inner hallway; open plan lounge/dining room and kitchen with integrated appliances; principal bedroom with built-in wardrobes and modern en-suite bathroom; second large double sized bedroom with built-in wardrobes and a family shower room. There is electric heating and double glazed windows. Outside - there is secure parking through an automatic gate to the rear of the building and a small garden area at the rear. The property is held on LEASEHOLD Tenure over a 999 year term from November 1981. The service charge from March 2024 is approximately £440 per quarter including the Ground Rent of £25.00.

NO PETS ALLOWED - NO SUBLETTING ALLOWED - NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises:-

Steps up to ENTRANCE DOOR
With intercom.

STAIRS AND LIFT TO 4TH FLOOR

PERSONAL DOOR TO APARTMENT 10

HALL

Airing cupboard with hot water tank. Inner door to:-

MAIN HALL

Economy 7 heater.

OPEN PLAN L-SHAPED LOUNGE/DINING/KITCHEN

LOUNGE AREA 18'6" x 13'3" plus bay window (5.65m x 4.05m plus bay window)



T.v point for terrestrial and satellite t.v, 2 wall light points, wall mounted Economy 7 heater and 2 electric 'Dimplex' radiators to bay. Double glazed bay window with extra secondary glazing, panoramic views across the sweep of the bay from the Great Orme around to the Little Orme.



VIEW FROM THE LOUNGE



KITCHEN/DINING ROOM 17'6" x 10'5" - maximum overall
(5.34m x 3.18m - maximum overall)

DINING AREA



Velux double glazed window with open panoramic views to the sea and the bay, Economy 7 heater (not used).

KITCHEN AREA



Extensive range of White Gloss fronted base, wall, drawer and glass fronted units with round edge Aqua effect marble worktops, inset single drainer sink unit and mixer tap, integrated 'Diplomat' electronic double oven and 4 ring ceramic hob with cooker hood over, integrated 'Diplomat' dishwasher and 'Bosch' washing machine, integrated separate fridge and freezer, wall and floor tiling, double glazed skylight window, spotlights.

BEDROOM 1 14'2" x 10'0" (4.33m x 3.07m)



Full length fitted Cream wardrobes, drawers and dressing table area with views across the bay to the Great Orme, North Shore and the Pier.



VIEW FROM BEDROOM 1



RE-FITTED TILED EN-SUITE 3-PIECE BATHROOM



Suite comprising panel bath with mixer tap, folding side screen and electric 'Aqualisa' shower over, vanity wash hand basin with display shelving, light and mirror, close coupled w.c, full width fitted floor and wall Cream fronted units with display shelving, mirror, extractor, plastic cladding to ceiling, decorative wall and floor tiling, towel rail, wall mounted electric heater.



BEDROOM 2 14'5" x 10'1" (4.41m x 3.09m)



2 fitted triple wardrobes and dressing table and top cupboards, Economy 7 heater, velux double glazed window with views across the bay to the Great Orme, North Shore and the Pier.



VIEW FROM BEDROOM 2



SEPARATE RE-FITTED TILED 3-PIECE SHOWER ROOM



With large double shower with sliding doors, electric 'Aqualisa' shower, vanity wash hand basin and display shelving, close coupled w.c, mirror, light and medicine cabinet, extractor, wall mounted electric heater, floor tiling.



OUTSIDE

There is 1 allocated parking space under the building plus visitors parking

SMALL COMMUNAL GARDEN AREA TO THE REAR

COUNCIL TAX BAND

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

TENURE

The property is held on LEASEHOLD Tenure over a 999 year term from November 1981. The service charge from March 2025 is approximately £440 per quarter including the Ground Rent of £25.00. (Owners have the share of Freehold)

Top Floor

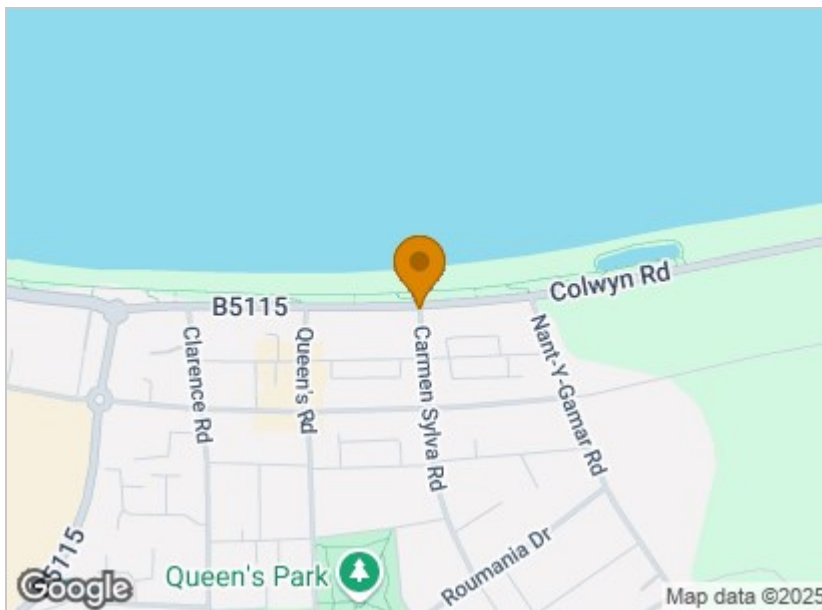
Approx. 90.4 sq. metres (973.3 sq. feet)

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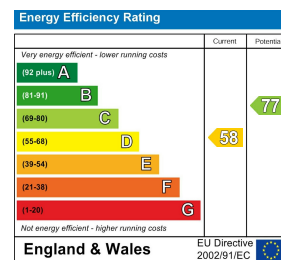


Total area: approx. 90.4 sq. metres (973.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the promenade and turn right, past Venue Cymru and continue along the promenade for approximately 650 yards and the property can be viewed on the right hand side. REF: A660 18/03/25

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.

