

**Bryan Davies  
+ Associates**

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**AUCTIONEERS  
●  
ESTATE AGENTS**

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## 3 Cwrt Sant Tudno, Clarence Road, Craig y Don, Llandudno, Conwy, LL30 1BZ



**£169,950**

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

THIS IS A BEAUTIFULLY APPOINTED GROUND FLOOR RETIREMENT APARTMENT WITH SEA AND PIER VIEWS. Within easy walking distance of the Promenade and Pier, a short walk into Craig y Don with its thriving, friendly community giving access to Bars, Cafes, Restaurants, Craig y Don Medical Centre and Pharmacy, Hairdresser, Barbers, Co-operative Supermarket, Queens Park and Gardens, Llandudno Swimming Pool and Llandudno Retail Park. 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 Management Support Service for Flat 3 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.

**The Accommodation Comprises:-**

#### COMMUNAL ENTRANCE

Access to lifts for upper floors, Ladies & Gentlemen's w.c's.

#### ESTATE MANAGER'S OFFICE

With 24 hour staffing.

#### ENTRANCE HALL

With handrail and storage heaters.

#### RESIDENTS COMMUNAL LOUNGE



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



#### FUNCTION ROOM



#### RESIDENTS DINING ROOM/RESTAURANT



Open daily for lunch with a choice of menu for owners and their guests with morning coffee and afternoon tea on certain days.

#### THE GUEST SUITE

Available for relatives or friends. A charge is payable for it's use.

## RESIDENTS LAUNDRY AND IRONING ROOM



Automatic washing machines and tumble dryer plus a sink for hand washing.

## BATTERY CAR STORE ROOM

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

## REFUSE ROOM

## PERSONAL DOOR TO APARTMENT 3

## HALL

Entry phone system, intruder alarm system, Economy 7 heater, coved ceiling, smoke alarm, walk-in cupboard with electric meter, hot water boiler.

## LOUNGE 21'2" x 10'7" (6.47m x 3.23m)



Modern fire surround with electric fire, Economy 7 heater, coved ceiling, t.v and telephone points, walk-in cloaks cupboard with shelving, upvc double glazed window, views, emergency pull cord, double opening doors to:-



## VIEW FROM LOUNGE



## KITCHEN 7'6" x 7'6" (2.31m x 2.31m)



Refitted wall and base units with round edge worktops, sink unit, partly tiled walls, built-in oven and electric hob with overhead extractor hood, undercounter fridge, upvc double glazed window with electric opener, coved ceiling, emergency pull cord switch. Views.

### BEDROOM 1 15'6"x 10'2" (4.73mx 3.12m)



Built-in wardrobe with hanging rail and shelving, Economy 7 heater, coved ceiling, t.v and telephone point, upvc double glazed windows. Views.

### BEDROOM 2 17'6" x 10'7" (5.34m x 3.24m)



Electric convector heater, coved ceiling, upvc double glazed window. Views.

### REFITTED SHOWER ROOM



Vanity wash hand basin with storage under, low level w.c, walk-in shower, tiled walls, extractor fan, wall mounted 'Creda' fan 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 park is available on a daily, first come, first served basis.

### TENURE

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 £9,352.29. Paid up to the 31st August, 2025.

### COUNCIL TAX BAND

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

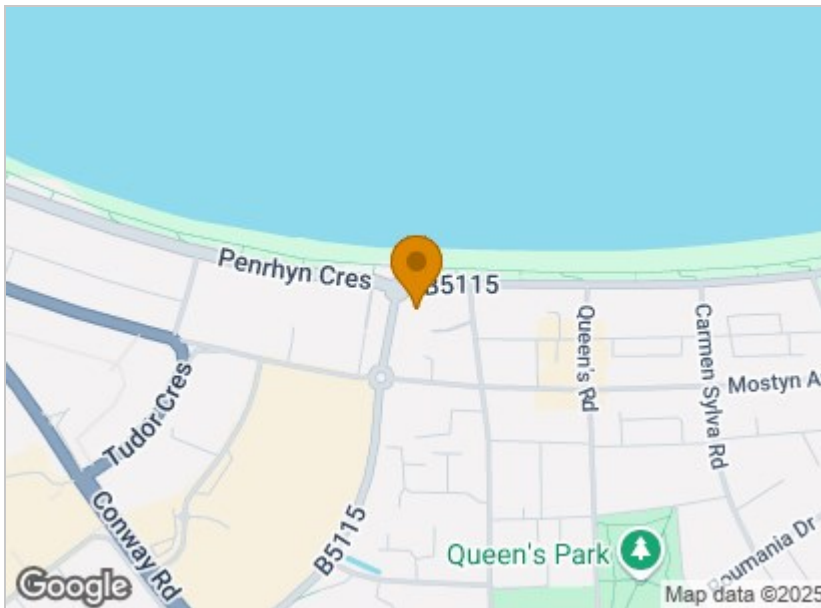
## Ground Floor

Approx. 76.5 sq. metres (823.9 sq. feet)

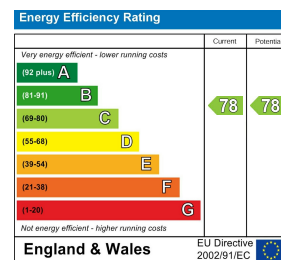


Total area: approx. 76.5 sq. metres (823.9 sq. feet)

### 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 the 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 A603 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.