

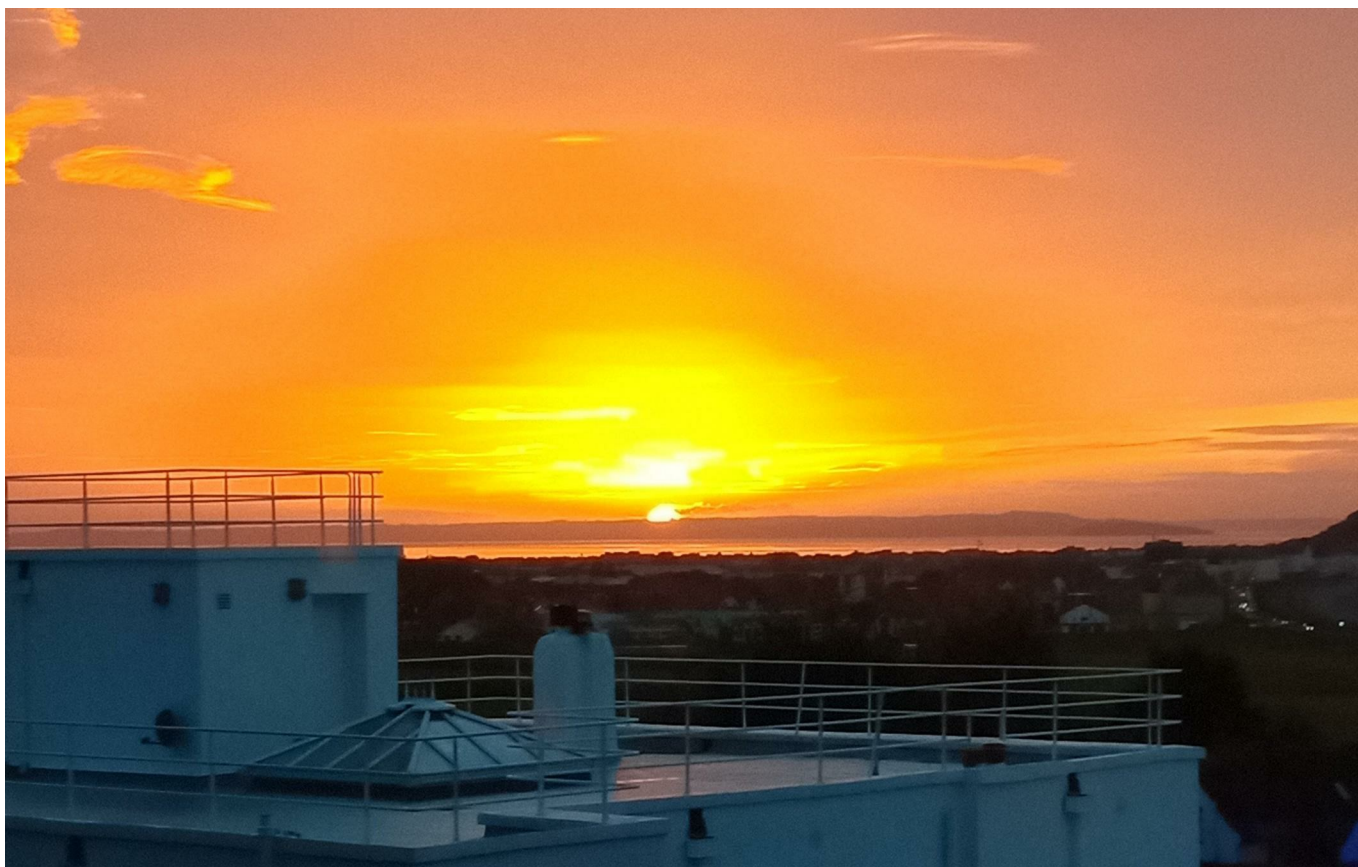
**Bryan Davies
+ Associates**

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LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**9 Bryn y Bia Heights, Bryn Y Bia Road, Craigside,
Llandudno, Conwy, LL30 3BF**



£280,000

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www.bdahomesales.co.uk

THIS SPACIOUS AND MODERN TWO BEDROOM SECOND FLOOR APARTMENT was built in (2009) in a slightly elevated position with views towards Llandudno Bay and the Great Orme and benefiting from three Juliet balconies to take advantage of the views. Within easy access of Penrhyn Bay's Post office/general store and local village shops including Co-Op, Family Practitioners Centre and Chemist, Bus Services to Rhos On Sea, Colwyn Bay and Llandudno. Approximately 2 miles of Llandudno Town Centre. The accommodation briefly comprises:- front door to hall; stairs and automatic lift to all floors, Personal door to Apartment No. 9; hall with 2 built-in cupboards; open plan lounge/dining/kitchen with integrated appliances, views and Juliet balcony; principal bedroom with Juliet balcony and en-suite 3-piece shower room; double sized second bedroom with Juliet balcony and family bathroom. The property features electric heating and upvc double glazed windows. Outside - landscaped gardens surround the property, there is one allocated parking space and visitors parking available.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

SUBLETTING ALLOWED

NO PETS ALLOWED

NO SMOKING

NO CAMPER/CARAVANS OR COMMERCIAL VEHICLES

NO HOLIDAY LETTINGS

The Accommodation Comprises:-

COMMUNAL ENTRANCE

With stairs and lifts to all floors. Security intercom entry phone.

PERSONAL DOOR TO APARTMENT 9

LONG HALLWAY



Wall mounted electric heater, built-in double cloaks cupboard with shelving and fuse box and power points, second double cupboard with shelving with hot and cold water tank, light, plumbing for a washing machine.

TRIPLE ASPECT OPEN PLAN LOUNGE/DINER/KITCHEN 26'8" x 12'11" (8.15m x 3.95m)

KITCHEN TO LOUNGE



LOUNGE AREA



With t.v and telephone point, 2 wall light points, 2 wall mounted electric heaters, double aspect upvc double glazed windows and double opening upvc double glazed doors with Juliet Balcony. Views across Llandudno Bay to the Great Orme, Puffin Island and Anglesey.

VIEW FROM LOUNGE



LOUNGE TO KITCHEN/DINING AREA



KITCHEN AREA



Kitchen with fitted range of Cream gloss fronted base, wall and drawer units with matching central island, round edge wood effect worktops incorporating 'Schock' single drainer sink unit and mixer taps, 'Beko' electric oven and 'Whirlpool' microwave, fridge/freezer and 'Whirlpool' dishwasher 4 ring ceramic hob with Maroon gloss splashbacks, uprights and stainless steel canopy over, all with round edge units and soft closers, recessed down lighters to ceiling and upvc double glazed window.



BEDROOM 1 12'7" x 10'10" (3.85m x 3.32m)



Wall mounted electric heater, double opening upvc double glazed doors with Juliet balcony, views across to Nant y Gamar, fitted triple Beech effect wardrobe with hanging rails and shelving, matching 2 sets of drawers

VIEW FROM BEDROOM 1



EN-SUITE 3 PIECE SHOWERROOM 8'10" x 4'9" (2.71m x 1.45m)



Comprises corner shower stall with mains shower and twin shower heads including drench shower head, vanity wash hand basin with tiled splashback and display shelf, wall mounted cabinet, close coupled w.c, ladder style towel rail, wall tiling, wood effect flooring, recessed down lighters to ceiling extractor.



BEDROOM 2 10'3" x 7'10" (3.13m x 2.41m)



Double opening upvc double glazed doors with Juliet balcony and views. Wall mounted electric heater.

3-PIECE BATHROOM 8'2" x 7'11" (2.49m x 2.43m)



In White comprising P-shaped bath with mixer tap and shower attachment, pedestal wash hand basin with decorative tiled splashback and mirror, close coupled w.c, tiled walls, wood effect flooring, ladder style towel rail, recessed down lighters to ceiling with extractor.

There is 1 allocated storage area on the landing for No.9 adjacent to the front door.

OUTSIDE

COMMUNAL GARDEN AREAS



With shrubs, trees, lawns, pavings, visitors parking areas, seating areas and 1 allocated parking space for No. 9, bins storage area.



TENURE

Is held on LEASEHOLD Tenure over a term of 150 years from the 1st January, 2009. Ground Rent is £250.00 per annum.

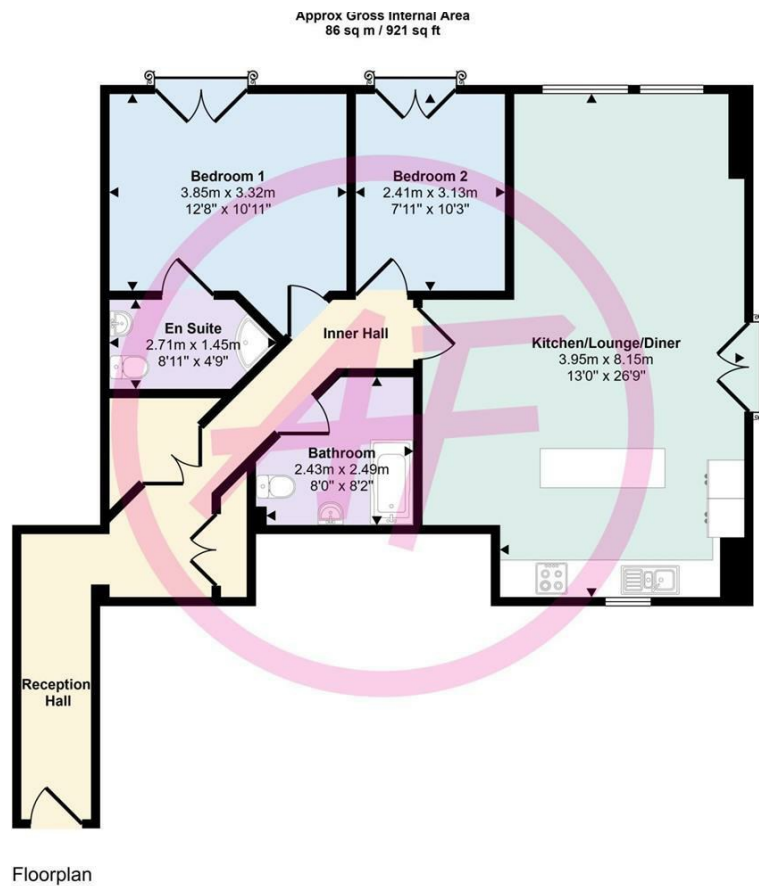
COUNCIL TAX BAND

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

MAINTENANCE CHARGE

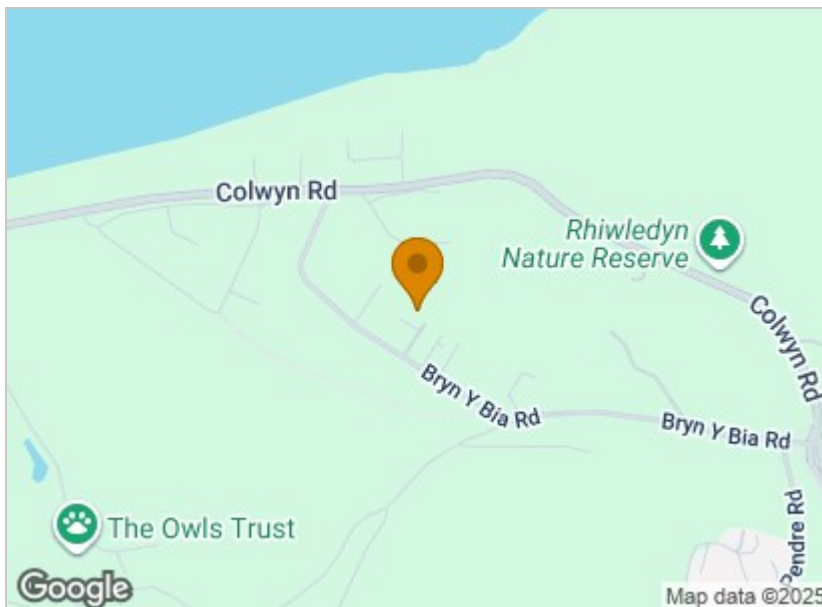
Is £1,560 per annum as £130 per month which includes all communal areas, buildings insurance and gardens.

ANTHONY FLINT PROPERTY CONSULTANTS KINDLY AGREED FOR US TO USE THEIR FLOOR PLAN FOR OUR SALES PARTICULARS

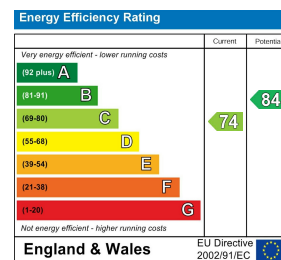


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, turn 3rd right into Bryn y Bia Road, continue along the road for approximately 300 yards and Bryn y Bia Heights is on the left hand side. REF: A756 04/08/25 Rev 06/08/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

