

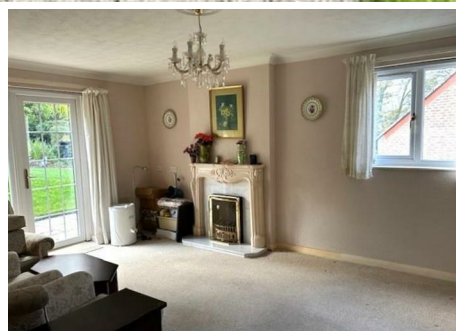
**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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LL30 1TJ



No Onward Chain £139,950



www.bdahomesales.co.uk

A CLEANLY PRESENTED WARDEN CONTROLLED END TERRACED RETIREMENT BUNGALOW situated on this very pleasant development overlooking open fields to the rear, within 2/3 mile of Craig Y Don shopping, adjacent to a range of communal facilities and approximately one mile to Llandudno. The accommodation briefly comprises: hall; lounge; kitchen; 2 bedrooms; 3 piece shower room. The property is held on leasehold tenure over 189 year term from 1987 with an annual ground rent of £150.00 per annum. The maintenance charge is approximately £256 per month. For use of all the residents there is a communal lounge with kitchenette en-suite, laundry room and guest flat (subject to availability). Minimum age restriction of 55 years applies to the occupier.

MINIMUM AGE 55

PETS SUBJECT TO MANAGEMENT PERMISSION

NO SUB LETTING

The accommodation comprises-

Upvc Double Glazed FRONT DOOR to:-

HALL

Intercom, radiator, smoke alarm, storage cupboard with shelving, access to roof space.

LOUNGE 15'7" x 11'11" double aspect (4.76m x 3.65m double aspect)



Upvc double glazed french style door to patio and garden with views across open fields, radiator, coved ceiling, alabastir fire surround with marble back and hearth, inset gas coal effect fire, side aspect upvc double glazed window, tv, aerial socket.

KITCHEN 8'0" x 6'9" (2.44m x 2.06m)



White gloss fronted base and wall units with inset stainless steel sink unit, 'Worcester' combination boiler, upvc double glazed window, space for cooker and fridge freezer, wall tiling, lino flooring, double radiator.

BEDROOM 1 12'0" x 9'9" (3.67m x 2.99m)



Tv aerial, radiator, upvc double glazed boxed bay window with open countryside views, deep display sill, built in triple wardrobes with top cupboards, coving, double radiator.

BEDROOM 2 9'0" x 54'9" max (2.75m x 16.7m max)

Double radiator, upvc double glazed window to front.

3-PIECE SHOWER ROOM



In white comprising corner shower with 'Redring' electric shower, vanity wash hand basin, close coupled wc, wall tiling, double radiator, upvc double glazed bay window..

OUTSIDE



COMMUNAL GARDENS



To the front and rear maintained by the management

company (excluding personal pots), with full width paved patio seating area and open views.

COMMUNAL FACILITIES

Used for functions, meetings, library area etc., A place to meet and have some company if desired.

RESIDENTS LOUNGE



RESIDENTS COMMUNAL KITCHEN



RESIDENTS LAUNDRY FACILITIES



RESIDENTS LADIES & GENTLEMENS W.C

GUEST SUITE

Subject to availability.

HOUSE MANAGER'S OFFICE

TENURE

The property is held on LEASEHOLD TENURE over a 189 year term from 1987 with an annual ground rent of

£150.00 per annum. The maintenance is approximately £256 per month for 2025/2026.

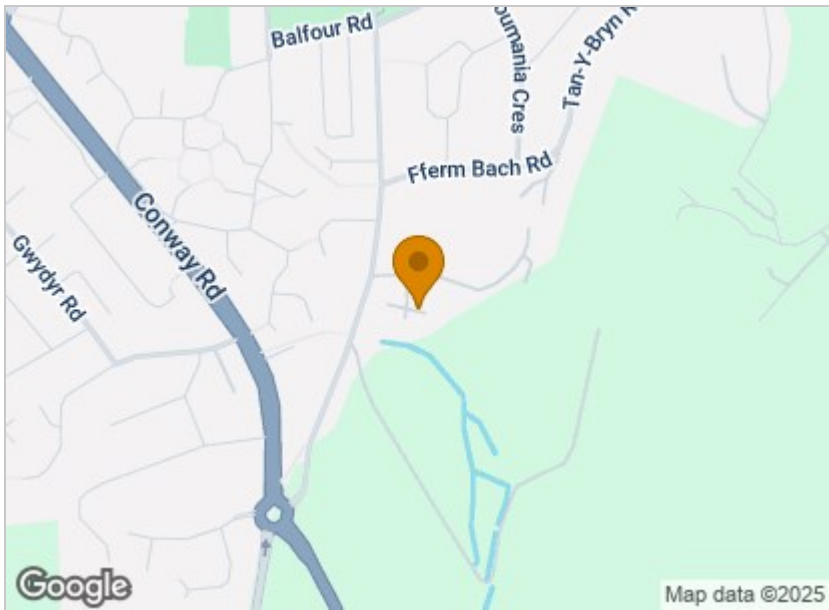
COUNCIL TAX BAND

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

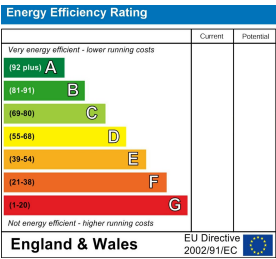
AWAITING ENERGY PERFORMANCE CERTIFICATE

AWAITING FLOOR PLAN

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed along Mostyn Broadway keeping to the left hand lane, continue past the Swimming Pool to the roundabout, continue straight on, at the crossroads by the Co-op turn right onto Queens Road, passing the park on the left, continue along this road for approximately 250 yards, turn left into the grounds and the retirement bungalow development is on the right. REF A796 25/10/25

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.

