

**Bryan Davies  
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●  
ESTATE AGENTS**

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**26 Maes Berllan, Craig y Don, Llandudno, Conwy,  
LL30 1TJ**



**£124,750**

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



THIS IS A CLEANLY PRESENTED WARDEN CONTROLLED END TERRACE 2 BEDROOM RETIREMENT BUNGALOW situated on this pleasant development overlooking open fields to the rear and within 2/3 mile of Craig y Don shopping, adjacent to a range of communal facilities and approximately 1 mile to Llandudno. The property briefly comprises: hall; lounge; kitchen; 2 bedrooms and 3 piece shower room.

The property is held on a Leasehold tenure over a 99 year term from 1990 with an annual ground rent of £150 per annum, (64 years left on the lease). For the use of all the residents there is a communal lounge with kitchen en-suite, laundry room and guest suite subject to availability.

NO SUB-LETTING

PETS WITH MANAGEMENT PERMISSION

MINIMUM AGE RESTRICTION 55

**The accommodation comprises:**

Upvc door to:

#### HALL

Coving, access to roof space, radiator, wall mounted emergency call system, built in airing cupboard with shelving, radiator, further built in storage cupboard with shelving.

**LOUNGE 15'5" x 10'9" (4.71m x 3.28m)**



Fire surround with marble back and hearth, display shelf, tv point, telephone point, coving, spotlights, upvc double glazed door and sidelight to garden, double radiator.

**KITCHEN 7'10" x 6'9" (2.41m x 2.06m)**



Fitted range of gloss fronted base, wall and drawer units with corner display units with under unit lighting, round edge work tops, integrated electric oven, and 4 ring ceramic hob with cooker hood over, inset 1½ bowl sink unit with mixer tap, space for fridge/freezer, tile effect flooring, upvc double glazed window.

**BEDROOM 1 11'5" x 10'1" (3.50m x 3.08m)**



Built in double wardrobe with hanging rail and shelving, telephone point, upvc double glazed bay window with open views, deep display sill, radiator.



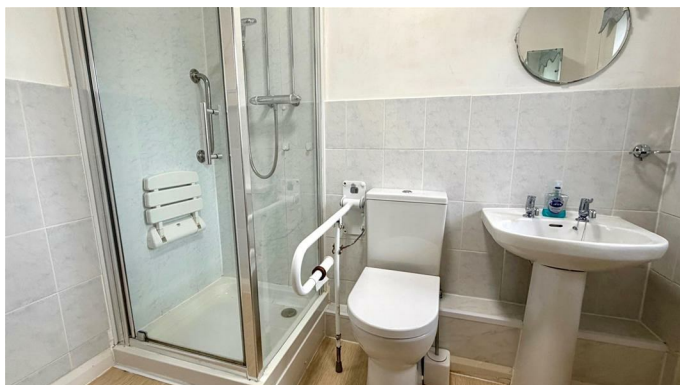


BEDROOM 2 10'8" x 6'4" (3.27m x 1.94m)



Coving, upvc double glazed window to front, radiator.

3 PIECE SHOWER ROOM



Comprises corner shower stall with mains shower, pedestal wash hand basin, close coupled wc, wall tiling, ladder style towel rail, mirror and spot light, lino flooring, upvc double glazed window, emergency pull cord.

REAR GARDEN AREA



COMMUNAL LOUNGE



COMMUNAL KITCHEN



LAUNDRY



OUTSIDE



Communal gardens to front and rear with lawns, shrubs, paved seating area to rear.

#### COUNCIL TAX

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

#### TENURE

The property is held on a LEASEHOLD tenure over a 99 year lease with 64 years left remaining.

We are advised the the current maintenance charge per month is £256.

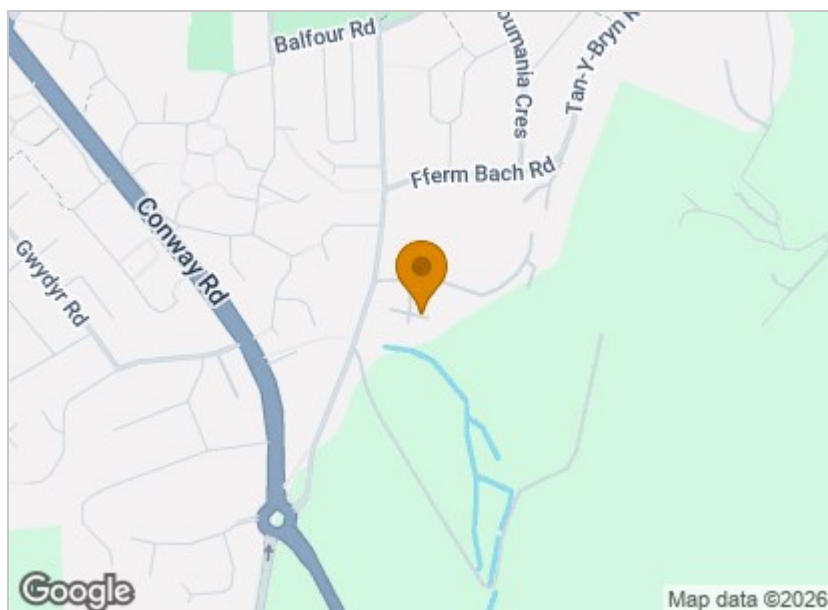
Ground rent is £150 per annum.

## GROUND FLOOR

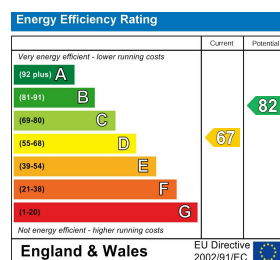


While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2025

## 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 A800 06/11/25

**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.

