



## 41 Cwrt Sant Tudno

Llandudno LL30 1BZ

£89,000

A deceptively spacious one bedroom retirement apartment for the over 60's with extensive views overlooking the seafront towards the Great Orme.

No Chain!

Cwrt Sant Tudno is a well established retirement community complex offering assisted living for the over 60s.

This apartment enjoys tremendous seafront views of the historic coastal town of Llandudno also within level walking distance of all local amenities.

41 Cwrt Sant Tudno benefits from communal scooter store/charging room, communal lounge, laundry room and one hour a week complementary housekeeping.

All apartments benefit from an on site restaurant with waitress service.

Viewing Recommended.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>







## Location

### Llandudno

Located in the Victorian town of Llandudno.

Llandudno is a coastal holiday resort on the North Wales Coast and has a range of shopping facilities, train station, schools and hospital.

The Accommodation Affords  
(approximate measurements only) :

### Communal Entrance:

On second floor level, access via elevator or staircase.

### Entrance Hall:

Coved ceiling; shelving; airing cupboard with slatted shelving housing hot water cylinder/boiler, electric meters; cloakhooks.

### Wet-room:

9'2" x 6'10" (2.81m x 2.1m)

Wet-room shower enclosure with shower over pedestal wash basin and low level WC; bathroom cupboards; coving; extractor fan; wall tiling.

### Sitting & Dining Room:

15'1" x 10'5" (4.62m x 3.19m)

uPVC double glazed window with extensive sea views to front and side elevation; TV point; electric storage heater; shelving.





### Kitchen:

9'2" x 6'11" (2.81m x 2.13m)

Fitted range of base and wall units with complementary worktops; stainless steel single drainer sink with mixer tap; four plate electric hob; integrated oven; uPVC double glazed window overlooking side; plumbing for automatic washing machine; space for fridge freezer.

### Bedroom No 1:

13'0" x 10'5" (3.98m x 3.18m)

uPVC double glazed window overlooking sea-front; integrated wardrobes and integrated cupboard space with shelving; wall mounted electric storage heater; coving.

### Tenure:

Leasehold. Ground rent £350.00 per annum; service charge approximately £7,000 per annum. Residential property for over 60's only.

### Services:

Mains water, electricity and drainage are connected to the property.

### Council Tax Band:

Conwy County Borough Council tax band 'D'.


### Viewing:

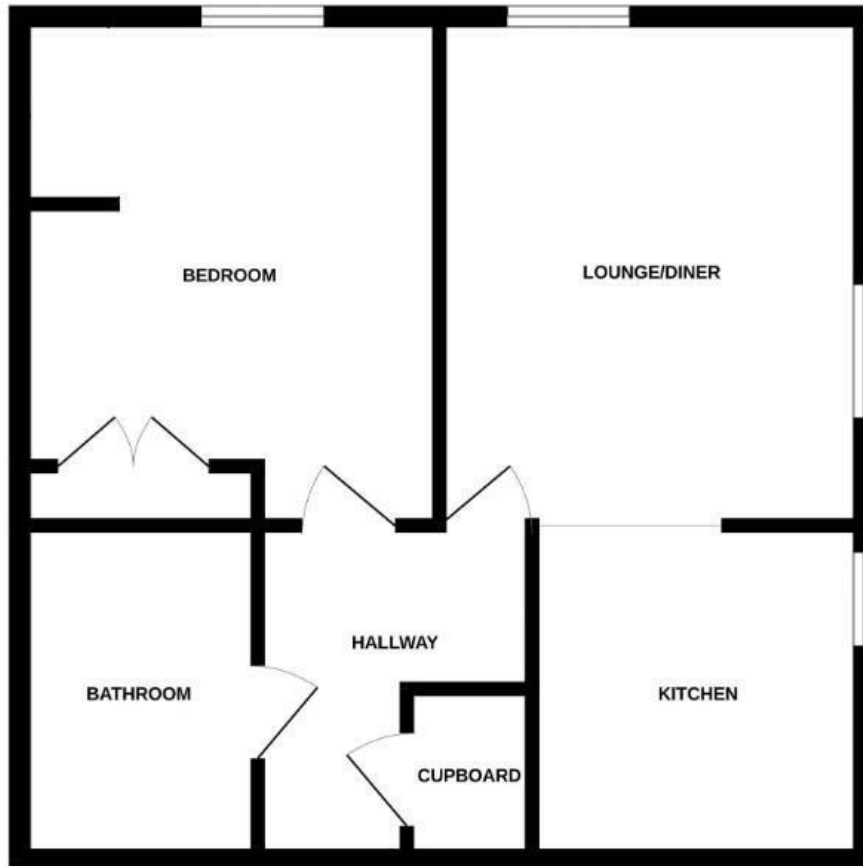
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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