

**Bryan Davies
+ Associates**

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LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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**23 Cwrt Sant Tudno Clarence Road, Craig y Don,
Llandudno, Conwy, LL30 1BZ**



No Onward Chain £155,000

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www.bdahomesales.co.uk

THIS IS A WELL PRESENTED LIGHT AND SPACIOUS FIRST FLOOR TWO BEDROOM PURPOSE BUILT ASSISTED LIVING APARTMENT, SITUATED ON THE CORNER OF THE BUILDING WITH AN EXCELLENT SIDE SEA VIEW, on the level at the Craig Y Don end of Llandudno, near the Promenade, and within ½ a mile of Llandudno Town Centre. Close to Venue Cymru, Craig Y Don bowling green and community centre, Craig Y Don Medical Practice and Pharmacy and Craig Y Don Co-op, cafes, restaurants and shops. The property is held on a Leasehold Tenure over a 125 year term from 1st March, 2002 with a ground rent of £923.00 per annum. The annual service charge is £9704.29 up to 31st August 2026 with a minimum age of occupancy of 60 years of age or such other age as the landlord may in his discretion permit.

NO PETS ALLOWED

The accommodation comprises:-

COMMUNAL ENTRANCE

Access to lifts for upper floors, Ladies and Gentleman's WC's.

ESTATE MANAGERS OFFICE

With 24 hour staffing.

ENTRANCE HALL

RESIDENTS COMMUNAL LOUNGE



With gallery at the first floor level, french door opening to the garden, sea views.

FUNCTION ROOM



RESIDENTS DINING ROOM/ RESTAURANT



Open daily from noon until 2:30pm for lunch with a choice of menu for owners and their guests, morning coffee and afternoon tea on certain days.

THE GUEST SUITE

Available for relatives or friends. (Chargeable).

RESIDENTS LAUNDRY AND IRONING ROOM



Automatic washing machine, tumble driers and a sink.

BATTERY CAR STORE ROOM

Power points for re-charging. (Limited availability)

REFUSE/ RECYCLING ROOM

FIRST FLOOR

FRONT DOOR TO APARTMENT 23

With spy hole.

HALL



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

VIEW FROM THE LOUNGE/DINING ROOM



DOUBLE ASPECT LOUNGE/ DINING ROOM 21'3" x 11'10"
max (6.49m x 3.63m max)



2 storage heaters, coved ceiling, tv and telephone points, 3 upvc double glazed windows, excellent side sea view, emergency pull cord, door to storage cupboard with shelving and light, double opening doors to:-

KITCHEN 7'6" x 7'4" (2.31m x 2.25m)



Range of fitted light maple effect wall and base units with round edge worktops, 'Cooke & Lewis' built-in oven and electric 'Electrolux' ceramic hob with overhead extractor hood, 'Creda' wall heater, fridge, upvc double glazed window with electric opener, coved ceiling, emergency pull cord switch.

VIEW FROM KITCHEN WINDOW



BEDROOM 1 13'5" x 10'2" (4.09m x 3.10m)



Plus built-in wardrobe with hanging rail and shelving, storage heater, coved ceiling, tv and telephone point, emergency pull cord, upvc double glazed window with distant hill views.



BEDROOM 2 17'6" x 10'5" (5.34m x 3.18m)



Wall mounted electric heater, coved ceiling, emergency pull cord, upvc double glazed window with distant hill views.

BATHROOM/ WET ROOM



Panel bath with panic button, vanity wash hand basin with storage under, low level WC, walk-in shower area, electric wall mounted towel rail, tiled walls, coved ceiling, 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 and seating areas with well stocked borders.

CAR PARKING

The large car park is available on a first come first served basis.

COUNCIL TAX

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

TENURE

The property is held on a LEASEHOLD Tenure over a 125 year term from 1st March 2002 with a ground rent of £923 per annum and the service charge for the year ending 31/08/26 is £9704.29.

First Floor

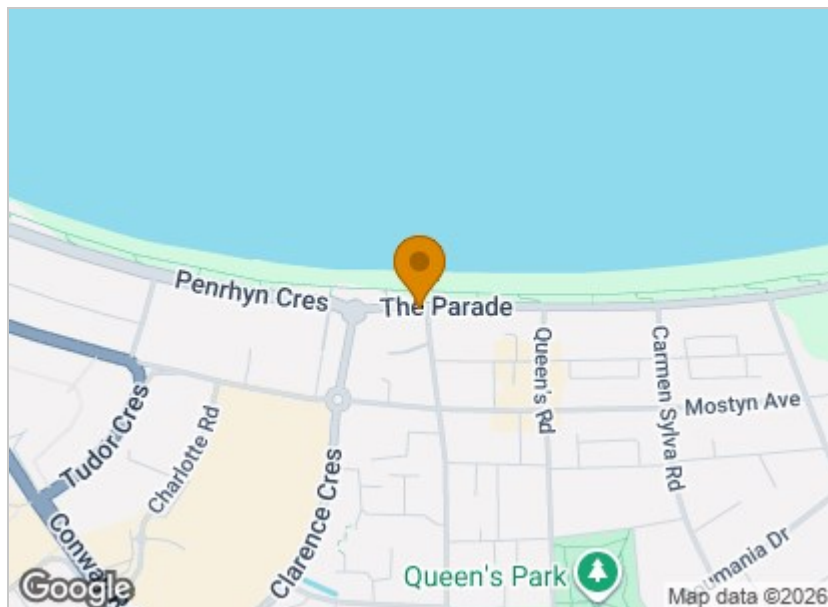
Approx. 77.7 sq. metres (835.9 sq. feet)



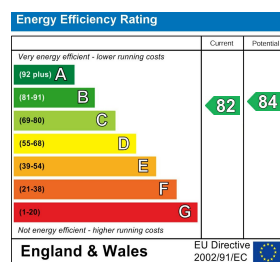
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& Associates**

Total area: approx. 77.7 sq. metres (835.9 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 your 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 A848 21/02/26

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.

