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AUCTIONEERS
•
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£175,000

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THIS WELL PRESENTED AND UPGRADED FIRST AND SECOND FLOOR THREE BEDROOM MAISONETTE/TOWNHOUSE is in a purpose built block which was built in the early 1970's and is situated just behind the promenade and within easy access to the local shops, Parc Llandudno with all it's shops, also Mostyn Champneys Retail Park.

The accommodation briefly comprises:- external staircase to the first floor; self contained door to No. 3; entrance hall; two-piece cloakroom; open plan lounge/dining room with sliding patio door to the south easterly facing balcony; modern kitchen; open tread staircase from the lounge/dining area leads to the first floor landing; three bedrooms and a three piece shower room. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - there is a single car garage. The property is held on a Leasehold Tenure over a 999 year term from 1922. We understand that the maintenance charge for 2026 is in the region of £1,500 per annum payable half yearly. Ground Rent is £19.25 per annum.

PETS ALLOWED SUBJECT TO MANAGEMENT CONSENT

NO SUBLETTING ALLOWED -NO HOLIDAY LETTING ALLOWED

THERE IS A PRIVATE GATE ACCESS TO THE PROMENADE.

The Accommodation Comprises:-

External steps up to First Floor walkway.

Upvc double glazed FRONT DOOR
And sidelight to:-

HALL
Coving.

2-PIECE CLOAKROOM



White suite comprising vanity wash hand basin with tiled splashback, close coupled w.c, upvc double glazed window, decorative flooring, radiator.

LOUNGE/DINING ROOM

LOUNGE AREA 15'8" x 9'4" (4.80m x 2.85m)



Fire surround with display mantle and marble hearth, coving, upvc double glazed sliding patio door to the balcony, radiator.



DINING AREA 12'4" x 9'3" (3.76m x 2.82m)
With coving, upvc double glazed windows overlooking balcony, display self, double radiator, open tread staircase to the first floor.



KITCHEN 9'3" x 8'5" (2.82m x 2.58)



Re-fitted range of Cream gloss fronted base, wall and drawer units with round edge speckle worktops, inset 1½ bowl sink unit and mixer tap, space for fridge/freezer, plumbing for a washing machine, space for cooker with stainless steel canopy over, wall tiling, wall mounted 'Worcester' combination central heating and hot water boiler, upvc double glazed window.

FIRST FLOOR LANDING

Access to roof space, radiator.

BEDROOM 1 12'0" x 10'3" (3.66m x 3.14m)



T.V point, radiator, upvc double glazed window overlooking the balcony.



BEDROOM 2 8'10" x 8'4" (2.70m x 2.56m)



Built-in cupboard with shelving, radiator, upvc double glazed window.

L-SHAPED BEDROOM 3 9'5" x 8'8" (2.89m x 2.66m)



Over stairs storage cupboard with hanging rail and shelving, upvc double glazed window, radiator.

3-PIECE SHOWER ROOM



White suite comprising corner shower with plastic wall cladding, mains shower, vanity wash hand basin, close coupled w.c, display shelving, wall tiling, decorative flooring, shaver point, upvc double glazed window, radiator.

OUTSIDE

PAVED BALCONY/SEATING AREA

Accessed from the lounge.

SINGLE CAR GARAGE 19'5" x 9'4" (5.94m x 2.85m)

With up and over door.

LIMITED VISITORS PARKING

TENURE:-

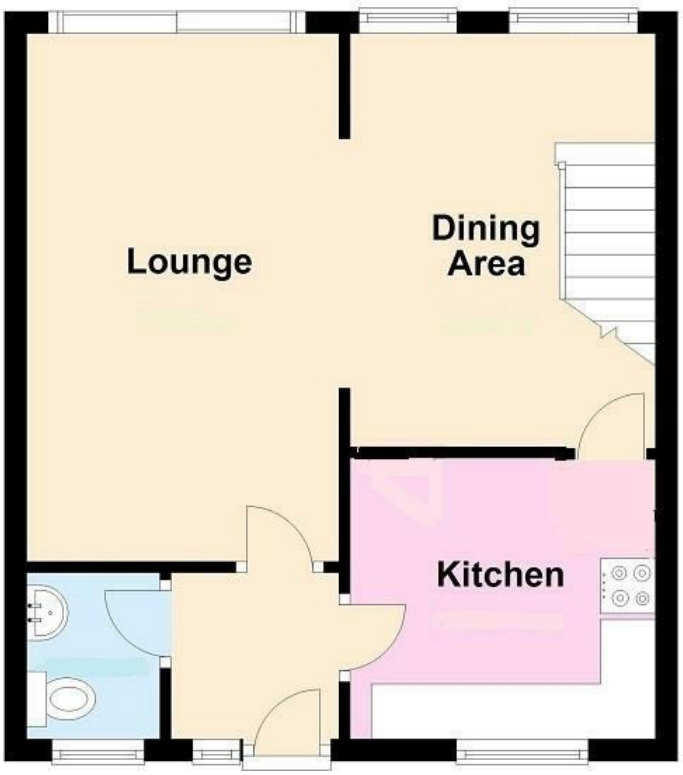
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COUNCIL TAX BAND

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

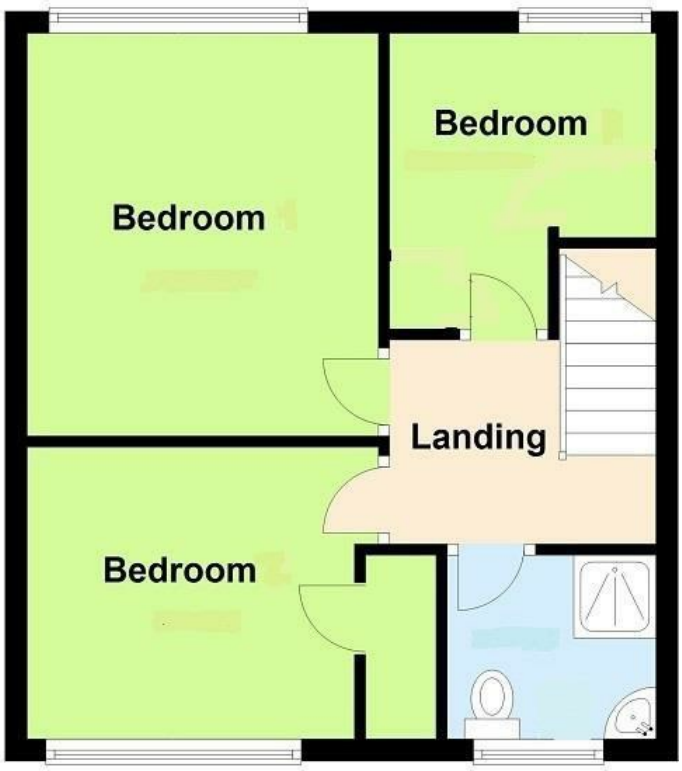
First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)

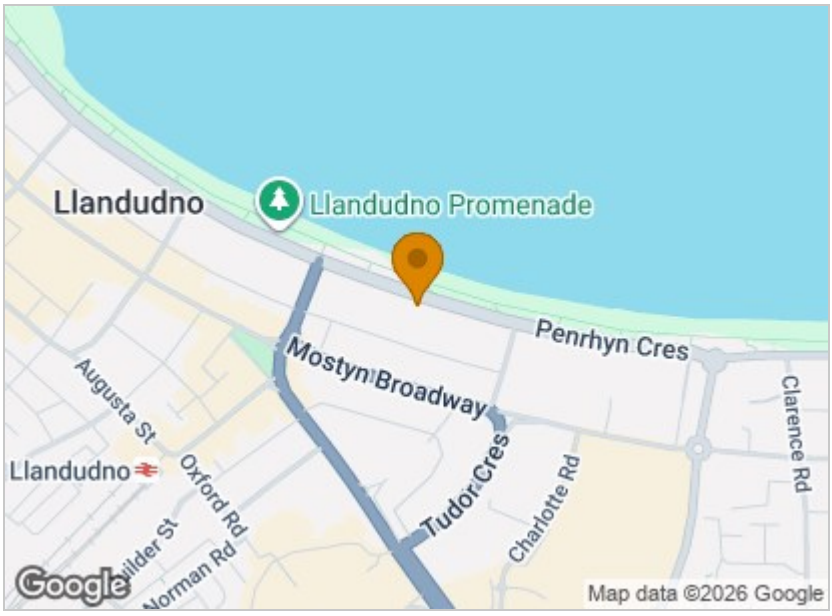


Second Floor

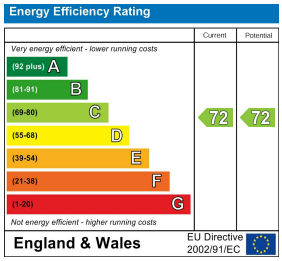
Approx. 36.5 sq. metres (392.8 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed across the road heating for the promenade, after passing 'Starbucks' take the first turning right onto Adelphi Street, and Crescent Court can be viewed on the left hand side within 150 yards. REF: A985 17/11/26

We will be pleased to arrange a viewing of this Home

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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.

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The Property Ombudsman
OnTheMarket.com
rightmove

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.