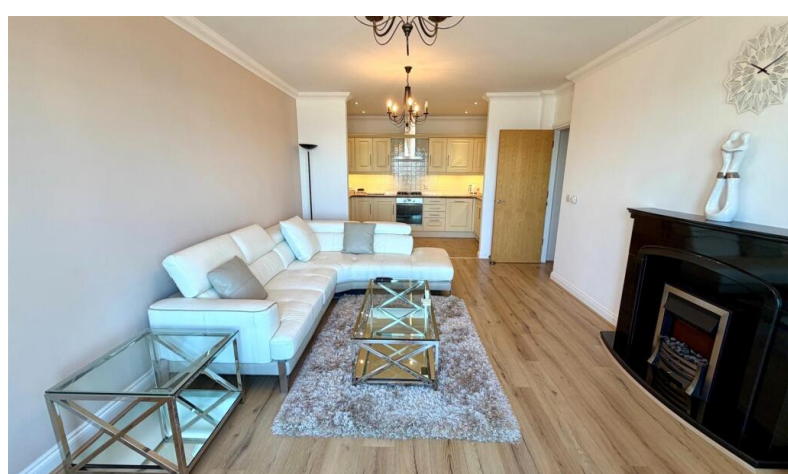




Craig Y Don Parade
Llandudno
LL30 1BN

Offers in Excess of £
261,000.00

bettermove

Craig Y Don Parade - Llandudno

Bettermove are proud to present this 2 bedroom apartment on the sea front in Llandudno, complete with amazing sea views.

This property benefits from double glazing, underfloor, and gas central heating throughout, with gated, allocated parking available.

The council tax band is F.

This is a leasehold property with 978 years remaining on the lease; the ground rent is £273.00 per annum and the service charge is £2,143.00 per annum.

The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside a family bathroom. The property further benefits from a large store room, located in the basement, and a communal gym. The exterior boasts a private balcony, accessible via the living room, and a communal front garden, perfect for enjoying the summer months.

Located in the popular town of Llandudno, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Llandudno train station (1.1 miles), a variety of local bus routes, and the A55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

2

BATHROOMS

2

RECEPTIONS

1

TENURE

Leasehold





Floor Plan

Second Floor

Approx. 85.9 sq. metres (924.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 sq. feet)

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B	82	83	(81 to 91) B	85	86
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



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