

**Bryan Davies  
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●  
ESTATE AGENTS

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No Onward Chain £154,950

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

A BEAUTIFULLY PRESENTED AND UPDATED WARDEN CONTROLLED MID TERRACED RETIREMENT BUNGALOW situated on this very pleasant development within two thirds of a mile of Craig Y Don shopping, cafes and restaurants, and close to Craig Y Don Community centre and park. Approximately one mile to Llandudno. The accommodation briefly comprises: hall; lounge; fitted kitchen; 2 bedrooms and a modern refitted 3 piece bathroom. The property is held on a leasehold tenure over a 99 year lease from 1991, with an annual ground rent of £150.00 per annum, paid in two instalments of £75.00. The maintenance charge from 1st April 2026 to 1st April 2027 is approximately £256.00 per month. Minimum age restriction of 55 years applies to the occupier.

The accommodation comprises:

UPVC DOUBLE GLAZED FRONT DOOR TO:

#### HALL

Intercom, laminate flooring, radiator, smoke alarm, storage cupboard.

Further storage cupboard, radiator.

#### LOUNGE



Upvc double glazed French type door to patio and garden with rural and hill views, radiator, coved ceiling, tv aerial socket.



#### PATIO TERRACE



#### KITCHEN 8'0" x 6'9" (2.44m x 2.06m)



Range of modern white gloss fronted base, wall and drawer units with round edge worktops incorporating stainless steel 1½ bowl sink with mixer taps, integrated 'Indesit' oven, hob and cooker hood over, wall tiling, 'Worcester' gas fired combination central heating and hot water boiler, upvc double glazed window, plumbing for washing machine, space for fridge/ freezer.

### BEDROOM 1 11'5" x 10'1" (3.48m x 3.09m)



Including built in wardrobes, drawer, dressing table and top cupboards, upvc double glazed boxed bay window with display sill, vertical radiator.



### BEDROOM 2 11'0" x 6'4" (3.37m x 1.95m)



Including built in wardrobes, drawers and top cupboards, double glazed window.



### MODERN 3 PIECE REFITTED BATHROOM



Refitted white suite comprises panel bath with mains shower, vanity wash hand basin, close coupled wc, display shelving, plastic sparkle wall cladding, feature tile effect flooring, extractor, mirror cabinet, upvc double glazed window.

### OUTSIDE





### COMMUNAL GARDENS

To the front and rear maintained by the Management Company.

Parking available for residents and visitors.

FOR USE OF ALL RESIDENTS THERE IS A COMMUNAL LOUNGE WITH KITCHENETTE EN-SUITE, LAUNDRY ROOM AND GUEST FLAT (SUBJECT TO AVAILABILITY).

### COMMUNAL LOUNGE



### KITCHENETTE EN-SUITE



### LAUNDRY ROOM



### TENURE

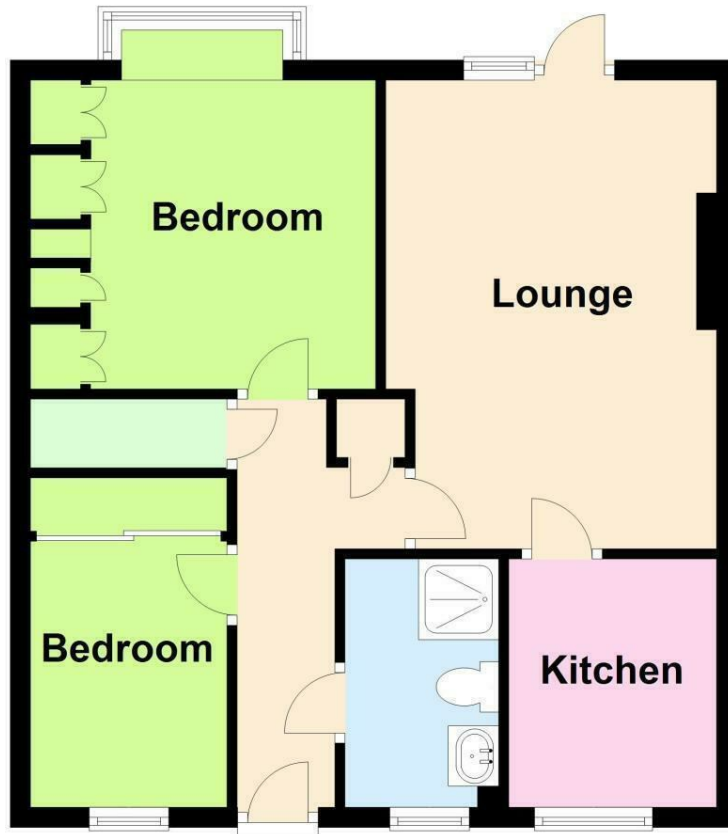
The property is held on a LEASEHOLD tenure over a 99 year term from 1991, with an annual ground rent of £150.00 per annum, paid in two instalments of £75.00. The maintenance charge from 1st April 2026 to 1st April 2027 is approximately £256.00 per month.

### COUNCIL TAX

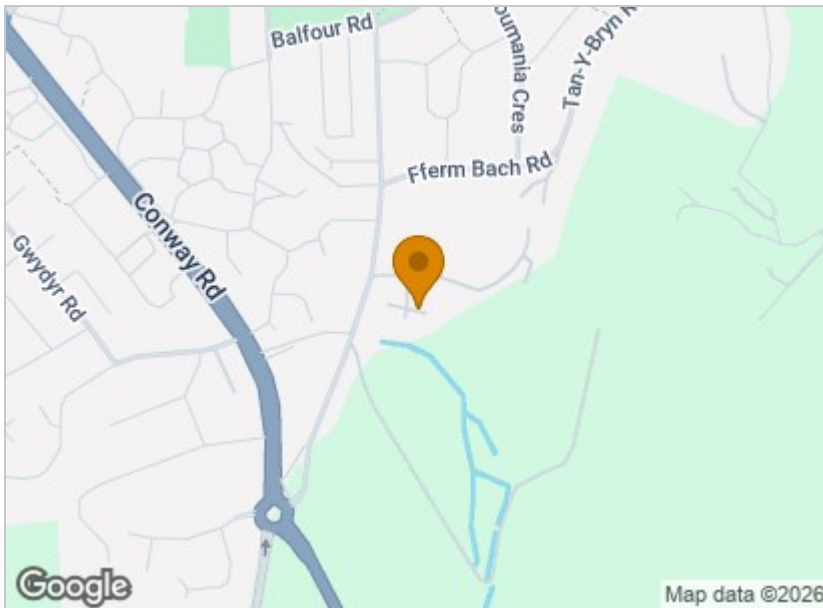
Is 'D' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

# Ground Floor

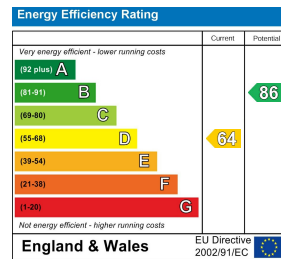
Approx. 49.5 sq. metres (533.0 sq. feet)



## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno office proceed along Mostyn Broadway keeping to the left 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 bungalow development is on the right. Ref A926 20/06/26 Rev 24/06/26

We will be pleased to arrange a viewing of this Home

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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.

