Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

11 Maes Berllan, Craig y Don, Llandudno, Conwy, LL30 1TJ

No Onward Chain £159,950

2 1 1 D

A BEAUTIFULLY PRESENTED AND UPDATED SEMI-DETACHED RETIREMENT BUNGALOW with Centre House Manager, built c1990. Situated in this pleasant development and within two thirds of a mile of Craig y Don Shopping and approximately one mile of Llandudno Town Centre. The accommodation comprises:- hall; lounge with French doors; fitted kitchen; 2 good sized bedrooms; modern three-piece shower room. The property features gas fired central heating from a modern central heating boiler, double glazed window. Outside - communal gardens. The property is held on Leasehold Tenure over a 99 year term from 1990 - approximately 64 years left on the lease with a Ground Rent of £150.00 per annum and a maintenance charge of £256.00 per month for 2025/26. There is a communal block for Resident's use with a function/meeting room as well as laundry facilities and Guest accommodation which will be subject to availability.

THIS IS A LARGER THAN NORMAL BUNGALOW FOR THIS DEVELOPMENT AND MUST BE VIEWED INTERNALLY

The Accommodation Comprises:-

Double Glazed Composite FRONT DOOR
With leaded lights to:-

HALL
Coving, access to loft space, wall mounted security call system, radiator. Inner glazed door to:-

LOUNGE 17'7" x 12'1" (5.37m x 3.69m)

Marble fire surround with inset electric coal effect fire, t.v point, 2 wall light points, telephone point, coving, double opening upvc double glazed doors, double radiator. Arch through to:-

KITCHEN 9'2" x 8'0" (2.81m x 2.45m)

Fitted range of Cream fronted base, wall and drawer units with round edge worktops and under unit lighting incorporating single drainer sink unit and mixer tap, double electric oven, 4 ring gas hob, fridge/freezer and space for dishwasher, cupboard housing "Worcester" gas fired combination central heating and hot water boiler, wall and floor tiling, coving, recessed down lighters to ceiling, upvc double glazed window with open views.

BEDROOM 1 13'6" x 11'1" (4.14m x 3.40m)

Including 4 double wardrobes with hanging rails and shelving, dressing table and top cupboards, telephone point, coving, upvc double glazed window with deep display sill, double radiator.

BEDROOM 2 8'0" x 7'6" (2.45m x 2.30m)

Upvc double glazed window, double radiator.

3-PIECE SHOWER ROOM

Comprises corner shower stall with 'MX Inspiration' shower and shower seat, close coupled w.c, display shelving, vanity wash hand basin and mixer tap, double medicine/toiletries cabinet with mirror fronted doors, wall tiling, radiator, recessed down lighters to ceiling, linen cupboard with radiator and shelving, upvc double glazed window, radiator.

OUTSIDE - REAR GARDEN AREA

COMMUNAL LOUNGE

COMMUNAL KITCHEN

COMMUNAL LAUNDRY

COMMUNAL GARDENS

Seating area and communal parking.

TENURE

The property is held on Leasehold Tenure over a 99 year term from 1990 - approximately 64 years left on the lease, with a Ground Rent of £150.00 per annum and a maintenance charge of £256.00 per month for 2025/26.

COUNCIL TAX BAND

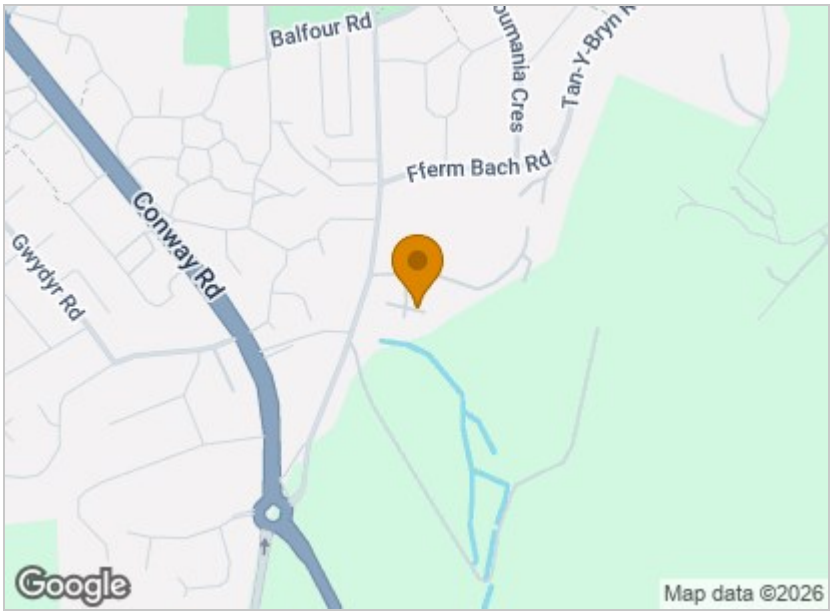
Is 'D' obtained from www.conwy.gov.uk

Ground Floor

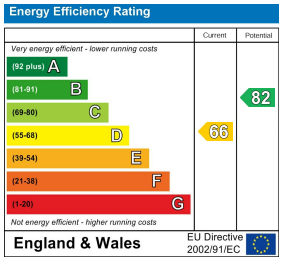
Approx. 57.5 sq. metres (618.9 sq. feet)

Total area: approx. 57.5 sq. metres (618.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed along Mostyn Broadway keeping to the left hand 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 retirement bungalow development is on the right. REF: A873 26/03/26 REV 27/08/26

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.

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.