Bryan Davies & Associates

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AUCTIONEERS
•
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42 Cwrt Sant Tudno Clarence Road, Craig y Don, Llandudno, Conwy, LL30 1BZ









£159,950

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A WELL PRESENTED, SPACIOUS AND RECENTLY UPDATED SECOND FLOOR PURPOSE BUILT TWO BEDROOM ASSISTED LIVING RETIREMENT APARTMENT, situated at the side of the building with sea views, on the level and within half a mile of the Town Centre. The property is held on leasehold Tenure over a 125 year term from the 1st march, 2002 with a Ground Rent of £923.00 per annum. The annual charge for the Management Support Service for Flat 42 up to 31st August 2026 is £9,704.29 with a minimum age for occupancy of 60 years of age, or such other age as the landlord may in his discretion permit.

The Accommodation Comprises:-

COMMUNAL ENTRANCE
Access to lifts for upper floors, ladies and Gentleman's w.cs.

ESTATE MANAGER'S OFFICE
With 24 hour staffing.

ENTRANCE HALL
With handrail and storage heaters.

RESIDENT'S COMMUNAL LOUNGE



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

FUNCTION ROOM



COFFEE ROOM



RESIDENTS' DINING ROOM/RESTAURANT



Opens daily from noon until 2.30 p.m 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. A charge is payable for its use.

RESIDENTS' LAUNDRY AND IRONING ROOM



Automatic washing machines and tumble dryers plus a sink for hand washing and ironing facilities.

BATTERY CAR STORE ROOM

Power points for re-charging (limited availability)

REFUSE ROOM

SECOND FLOOR

FRONT DOOR TO APARTMENT 42 WITH SPY HOLE

HALL



Entry phone system, intruder alarm system, coved ceiling, smoke alarm, 'Bessor' electric radiator, walk-in cupboard with electric meter, hot water boiler.

LOUNGE/DINING ROOM 21'3" x 10'5" (6.49m x 3.19m)



'Bessor' electric radiator, coved ceiling, t.v and telephone point 3 upvc double glazed windows, sea view, emergency pull cord, door to storage cupboard with shelving and light, double opening doors to:-





VIEWS FROM LOUNGE





RECENTLY REFITTED KITCHEN 7'6" x 7'4" average (2.29m x 2.24m average)



Recently fitted Grey fronted base, wall and drawer units with worktops, single drainer sink with bi-flo taps, built-in 'Zanuzzi' oven, 2 ring electric hob, plumbing for a dishwasher, space for a fridge, upvc double glazed window with electric opener, coved ceiling, pull cord switch.

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, telephone point, upvc double glazed window.

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



Coved ceiling, upvc double glazed window, pull cord.



RECENTLY RE-FITTED TILED SHOWER ROOM/WET ROOM



Walk-in shower with seat and grab rails, vanity wash hand basin with mirror and lighting, w.c, 'Creda' electric fan heater, extractor, electric ladder style towel warmer, plumbing for a washing machine and space for a dryer.



OUTSIDE



The GARDENS and external areas are maintained for the enjoyment of all residents. There are patio areas and well stocked border

LARGE CAR PARKING AREA

Is available on a daily first come first served basis.

TENURE -

LEASEHOLD over a 125 year term from 01/03/2002 with a Ground Rent of £923.00 per annum and the Service Charge for year ending 31/08/26 is £9,704.29.

COUNCIL TAX BAND

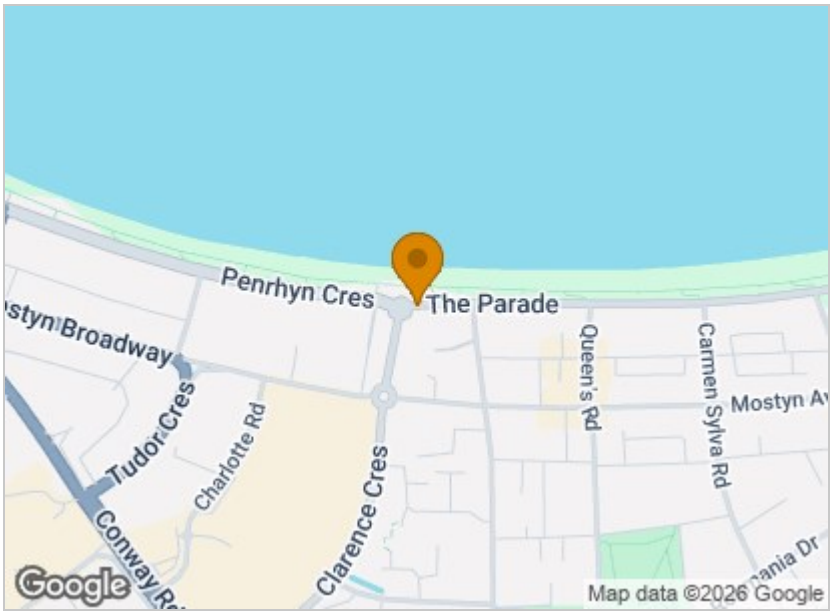
Is 'E' obtained vai www.conwy.gov.uk

Second Floor

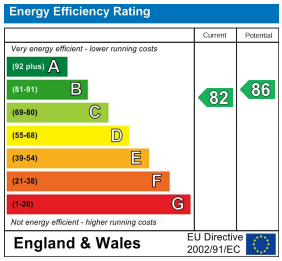
Approx. 72.2 sq. metres (777.4 sq. feet)



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: A916 08/06/26 rev 23/11/26

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.

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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.