

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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No Onward Chain £110,000



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

THIS IS A SECOND FLOOR ONE BEDROOM PURPOSE BUILT APARTMENT built c1981 by Pochin Homes situated at the rear of the building close to Craig y Don Promenade within easy level walking distance of the local shops and approximately one mile from Llandudno Town Centre.

The accommodation, which is in need of updating, briefly comprises:- front door to shared hall; steps and lift lead to second floor; self-contained door to Apartment 21; hall; lounge; kitchen/breakfast room; one bedroom with three piece shower room en-suite. The property has an 'Economy 7' electric heater in the lounge area and a 'Dimplex' fan heating in the kitchen. Outside there is secure parking through an automatic gate to the rear of the building for one car plus visitors spaces. A small communal seating area to the rear.

The property is held on a leasehold tenure over 999 term from 1981 with a ground rent of £25.00. The Service Charge for 2026 is £1,760.00 per annum, payable at £444.00 per quarter, managed by the residents.

NO LETTINGS

NO PETS

The accommodation comprises:-

Step into the:-

#### COMMUNAL ENTRANCE

With security intercom entry phone, stairs and lifts to all floors.

#### SECOND FLOOR

#### SEL-CONTAINED PERSONAL DOOR TO APARTMENT 21

#### HALL

Security entry phone.

#### LOUNGE 17'1" x 10'1" (5.23m x 3.08m)



Two wall lights, 'Economy 7' heater, hill views.

#### VIEW FROM LOUNGE



#### KITCHEN/BREAKFAST ROOM 13'2" x 7'10" (4.03m x 2.40m)



Range of base, wall and drawer units with round edge worktops incorporating stainless steel double drainer sink unit, plumbing for automatic washing machine, wall tiling, 'Dimplex' heater, wood effect flooring, window with hill views.

### BEDROOM 1 13'3" x 10'2" (4.06m x 3.12m)



### SERVICE CHARGE

The annual service charge for 2026 is £1,760 per annum, payable at £444.00 per quarter, managed by the residents.

### COUNCIL TAX BAND

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



Fitted triple wardrobe with sliding doors, hanging rail, window with hill views.

### 3-PIECE SHOWER ROOM EN-SUITE



White suite comprising large shower stall with 'Triton' shower, wash hand basin, w.c., shave point, wall tiling, extractor fan, wall mounted electric heater, airing cupboard with immersion heater.

### PARKING

There is one allocated parking space below the building accessed via an electric gate.

### OUTSIDE

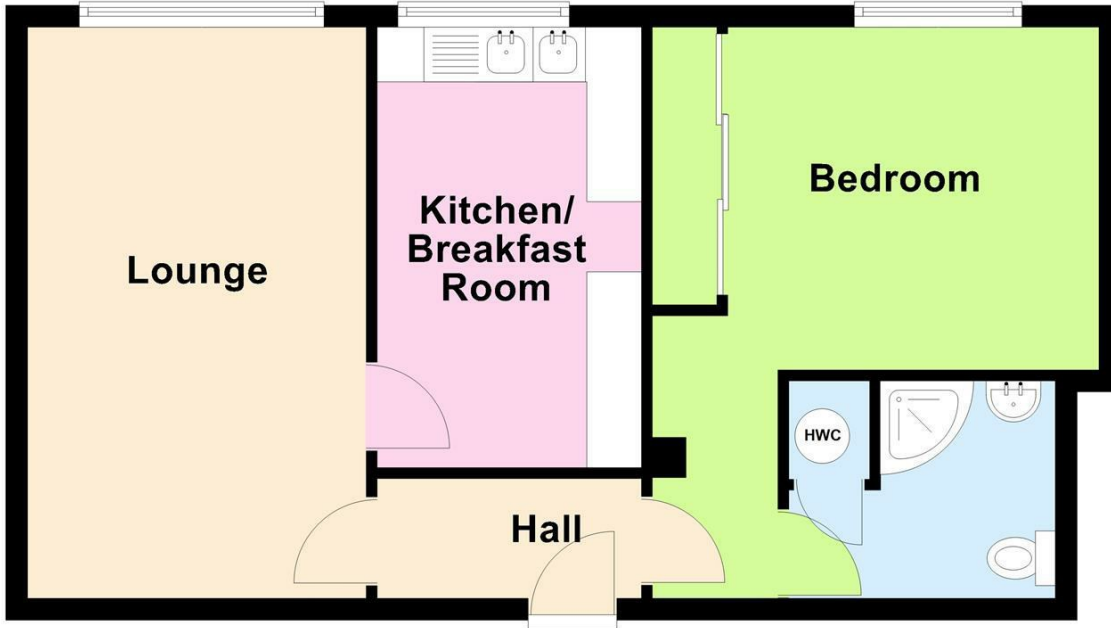
There is a small communal outside seating area.

### TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 1981, with a ground rent of £25.00 per annum.

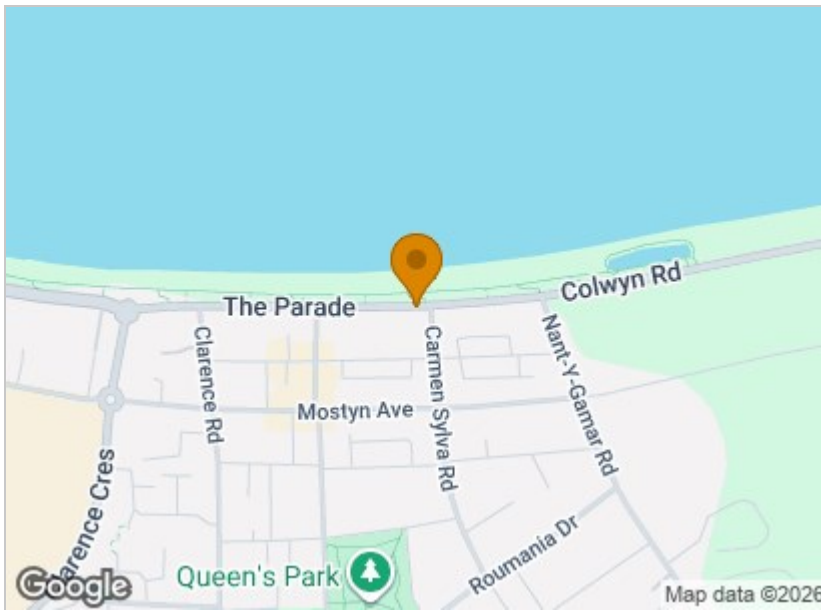
# Second Floor

Approx. 50.4 sq. metres (542.4 sq. feet)

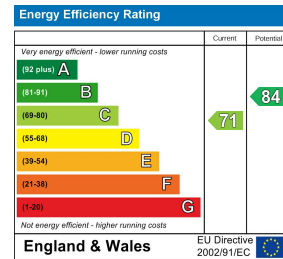


Total area: approx. 50.4 sq. metres (542.4 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed to the promenade and turn right, past Venue Cymru and continue along the promenade for approximately 650 yards and the property can be viewed on the right hand side. A898 06/05/26 Rev 20/05/26

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.

