

**Bryan Davies
+ Associates**

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LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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**44 Maes Berllan, Craig y don, Llandudno, Conwy,
LL30 1TJ**



£149,950

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www.bdahomesales.co.uk

THIS IS A NICELY PRESENTED WARDEN CONTROLLED SEMI DETACHED 2 BEDROOM RETIREMENT BUNGALOW situated on the very pleasant development in beautiful grounds, within 2/3 of a mile of Craig Y Don shopping, restaurants, cafes, surgery and pharmacy and close to Craig Y Don community centre with bowling green and tennis courts. The accommodation which has been updated by the current owner comprises: hall; lounge; fitted kitchen with re-fitted integrated appliances; two bedrooms; and modern 4 piece bathroom with large walk in shower. The property is held on leasehold tenure over a 99 year term from 20th September, 1991 with an annual ground rent of £150 per annum. The maintenance charge from 1st April, 2025 to 1st April, 2026 is approximately £256.00 per month.

For use of all residents there is a communal lounge with kitchenette en-suite, laundry room, greenhouse and a guest flat (subject to availability).

MINIMUM AGE OF 55 APPLIES TO THE OCCUPIER

NO SUB LETTING

NO HOLIDAY LETS

PETS WITH MANAGEMENT PERMISSION

RESIDENTS LOUNGE



RESIDENTS KITCHEN



RESIDENTS UTILITY



The accommodation comprises:-

Upvc double glazed door to number 44

HALL

Double storage/cloaks cupboard with shelving, wall mounted security call system, linen cupboard with slatted shelving with 'Baxi' combination boiler in the roof space, radiator, laminate wood effect flooring.

LOUNGE 17'10" x 10'1" (5.46m x 3.09m)



Marble fire surround and hearth with electric flame effect fire, coving, tv point, telephone point, radiator, double opening upvc double glazed doors to the garden/patio area.



KITCHEN 8'0" x 6'9" (2.45m x 2.07m)



Fitted range of white gloss fronted modern base, wall and drawer units with round edged worktops, inset single drainer sink unit with mixer taps, built in oven, 4 ring electric hob, integrated larder refrigerator and washing machine, wall tiling, upvc double glazed window, radiator.

BEDROOM 1 11'6" x 10'1" (3.51m x 3.08m)



Upvc double glazed window with deep display sill, coving, radiator, built-in double wardrobes.

BEDROOM 2 9'7" x 7'3" (2.93m x 2.22m)



Radiator, upvc double glazed window, built-in unit, wood flooring.

RE-FITTED 4 PIECE BATHROOM



Comprises panel bath, large shower stall with 'Mira' electric shower, vanity wash hand basin, close coupled wc, extractor, ladder style towel rail, plastic wall cladding, wood effect flooring, emergency pull chord, upvc double glazed window.

OUTSIDE

GARDEN



GARDENS TO FRONT AND REAR

Maintained and owned by the management company.

COMMUNAL GREENHOUSE

There is a communal greenhouse for the use of the residents.

TENURE

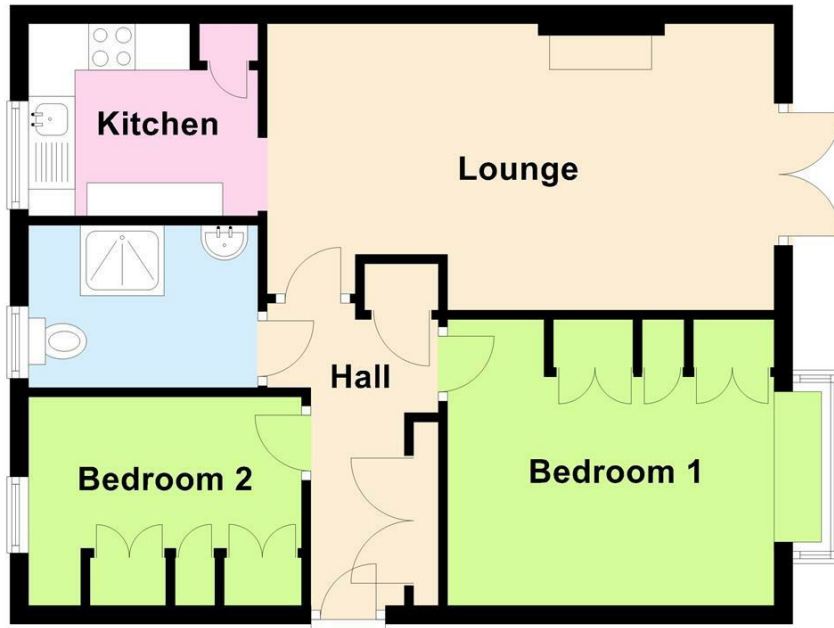
The property is held on a 'LEASEHOLD' tenure over a 99 year lease term from 1991 with an annual ground rent of £150. The maintenance charge for 2025/2026 is £256 per month. These charges should be confirmed by your legal advisor as can be subject to change.

COUNCIL TAX

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

Ground Floor

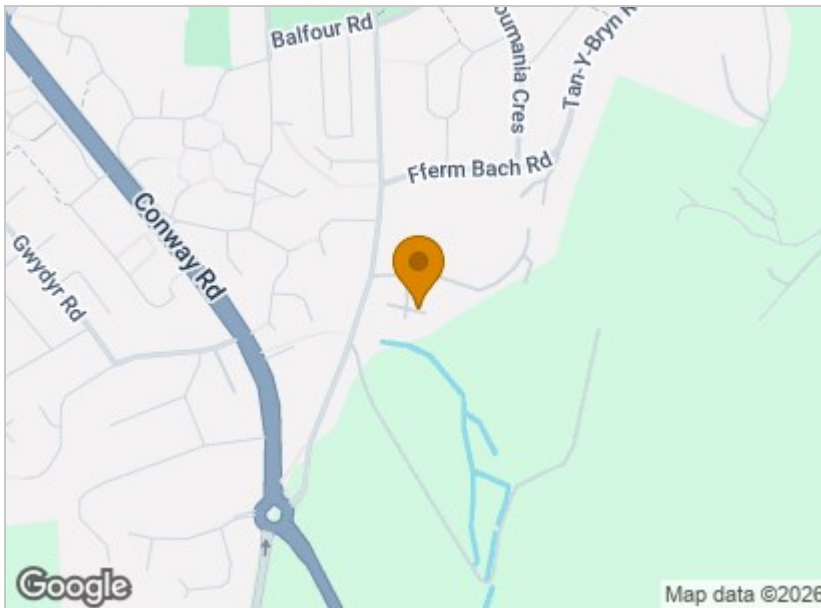
Approx. 50.7 sq. metres (545.7 sq. feet)



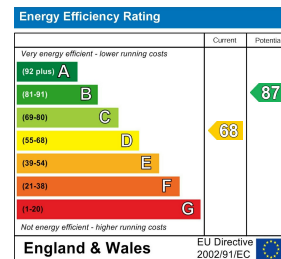
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Total area: approx. 50.7 sq. metres (545.7 sq. feet)

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 750yards, turn left into the grounds and the bungalow development is on the right. Ref A893 23/04/26

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.

