

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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31 Cwrt Sant Tudno, Clarence Road, Craig Y Don,  
Llandudno, LL30 1BZ



No Onward Chain £79,950



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

A WELL PRESENTED, NEWLY DECORATED AND CARPETED SECOND FLOOR RETIREMENT APARTMENT situated at the side of the building with Sea, Great Orme and Pier views, on the level and within ½ a mile of Mostyn Champneys Retail Park and Parc Llandudno. Some of the key features to this property are listed below. The property is held on a Leasehold Tenure over a 125 year term from 1st March 2002 and a Ground Rent of £790.26. The annual service charge for Flat 31 is £7407.90 from 1st September 2025 to 31st August 2026, minimum age occupation is 60 years old.

The accommodation comprises:

#### COMMUNAL ENTRANCE

Access to lifts for upper floors, Ladies and Gentleman's w.c.s.

#### ESTATE MANAGER'S OFFICE

#### ENTRANCE HALL

With handrail and storage heaters, and Library.

#### RESIDENTS' COMMUNAL LOUNGE



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

#### FUNCTION ROOM



#### COFFEE ROOM



#### RESIDENTS' DINING ROOM/ RESTAURANT



Open daily from noon until 2.30pm for lunch with a choice of menu for owners and their guests, morning coffee and afternoon tea.

#### 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.

#### BATTERY CAR STORE ROOM

Power points for re-charging, subject to availability.

## REFUSE ROOM

All Recycle Bins.

## PERSONAL DOOR TO APARTMENT 31 WITH SPYHOLE

## HALL

With security intercom entry system with emergency pull cord, coving, airing cupboard with recently installed new hot and cold water tank, electric meter, light and shelving.

## LOUNGE/DINING AREA



Television and satellite point, telephone point, coving, 'Economy 7' heaters, emergency pull cord, fibre connected, dual aspect windows giving a light and airy feeling.

## VIEW FROM LOUNGE/ DINING AREA



## KITCHEN



Fitted range of base, wall and drawer units with round edge worktops, inset single drainer sink unit, integrated electric oven and 4 ring ceramic hob with cooker hood over, fridge and freezer, space for microwave, wall mounted electric heater, wall tiling, upvc double glazed window with electric opener and emergency pull cord.

## BEDROOM



Including built-in double wardrobe with hanging rail and shelving, coving, emergency pull cord, upvc double glazed window

## BATHROOM/WET ROOM





4-Piece suite comprising bath with panic button, vanity wash hand basin with mirror and shaver light, close coupled w.c., walk-in tiled shower area, anti-slip flooring, wall tiling, coving, extractor, electric towel rail and wall mounted electric heater.

#### OUTSIDE



The gardens and external areas are maintained for the enjoyment of all residents, there are patio areas with seating and well stocked borders.

#### LARGE CAR PARKING AREA

#### TENURE

The property is held on a LEASEHOLD Tenure with a Ground Rent of £790.26 per annum.

#### SERVICE CHARGE

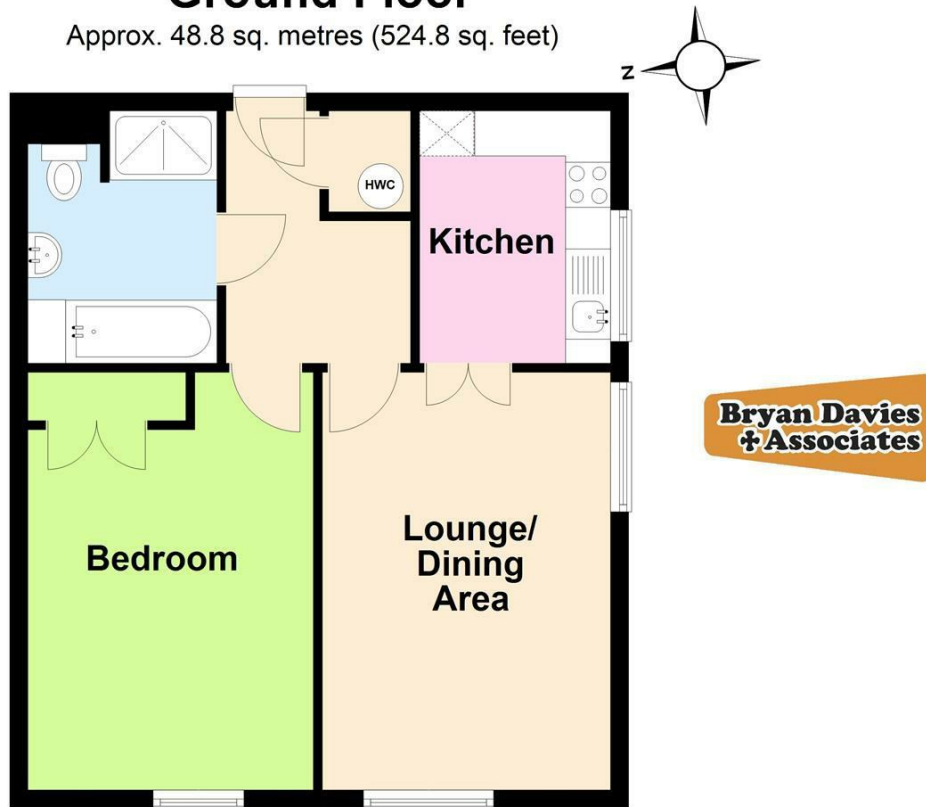
The annual service charge for Flat 31 is £7407.90 from 31st August 2025 to 31st August 2026.

#### COUNCIL TAX BAND

Is "D" obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)

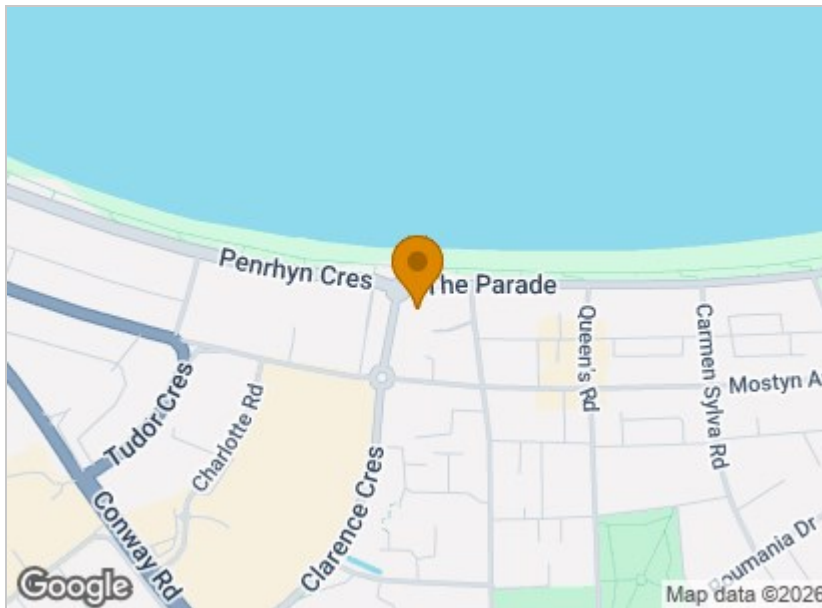
# Ground Floor

Approx. 48.8 sq. metres (524.8 sq. feet)

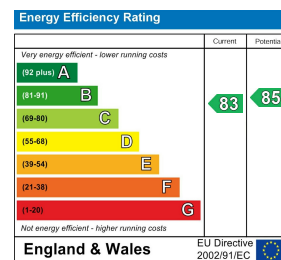


Total area: approx. 48.8 sq. metres (524.8 sq. feet)

## 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 the right hand side just after the roundabout. The entrance to the building is found by turning right into Clarence Road and right again into the car park. Ref A880 16/04/26 Rev 06/07/26

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.

