

**Bryan Davies  
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**AUCTIONEERS  
●  
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**18 Maes Berllan, Craig Y Don, Llandudno, Conwy,  
LL30 1TJ**



**No Onward Chain £159,950**

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

THIS BEAUTIFULLY PRESENTED WARDEN CONTROLLED END TERRACE TWO BEDROOM RETIREMENT BUNGALOW IS SITUATED ON THE VERY PLEASANT DEVELOPMENT IN BEAUTIFUL GROUNDS OVERLOOKING THE GARDEN AND THE OPEN FIELDS, 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 comprises: hall; lounge; fitted kitchen with re-fitted integrated appliances; two bedrooms; and modern three piece shower room with large walk in shower. The property is held on leasehold tenure over a 189 year term from 1988 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 18.

#### HALL

Cloaks cupboard with shelving, wall mounted security call system, radiator.

LOUNGE 15'6" x 11'10" (4.73m x 3.63m)



Marble fire surround and hearth with electric flame effect fire, coving, tv point, radiator, upvc double glazed French door and side panel to the garden/patio area with lovely view.





KITCHEN 7'10" x 6'10" (2.41m x 2.10m)



Fitted range of modern base and larder cupboards with worktops, inset single drainer sink unit with mixer taps, built in oven, two ring electric hob, plumbing for washing machine, wall tiling, upvc double glazed window, radiator.

BEDROOM ONE 12'1" x 9'8" (3.69m x 2.96m)



Built-in wardrobes with mirrored doors, coving, radiator, upvc double glazed window with deep display sill.



BEDROOM TWO plus alcove with shelves 6'3" x 5'5" (1.92m x 1.67m)



Alcove storage, radiator, upvc double glazed window.

RE-FITTED 3 PIECE SHOWER ROOM



Large shower stall with 'Mira' electric shower, vanity wash hand basin, close coupled W.C., wall tiling, radiator, emergency pull chord, upvc double glazed window.

## OUTSIDE - REAR OF PROPERTY



## COMMUNAL GARDENS TO FRONT AND REAR

With lovely view. Maintained and owned by the management company.

## COMMUNAL GREENHOUSE

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

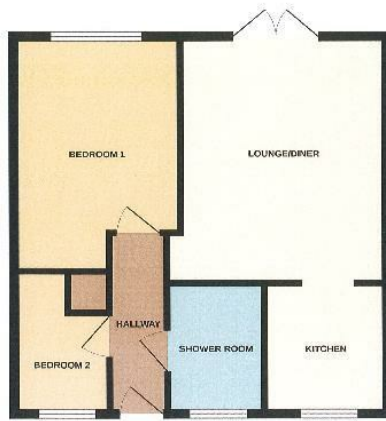
## TENURE

The property is held on a 'LEASEHOLD' tenure over a 189 year lease term from 1988 with an annual ground rent of £150. The maintenance charge for 2025/2026 is £256 per month.

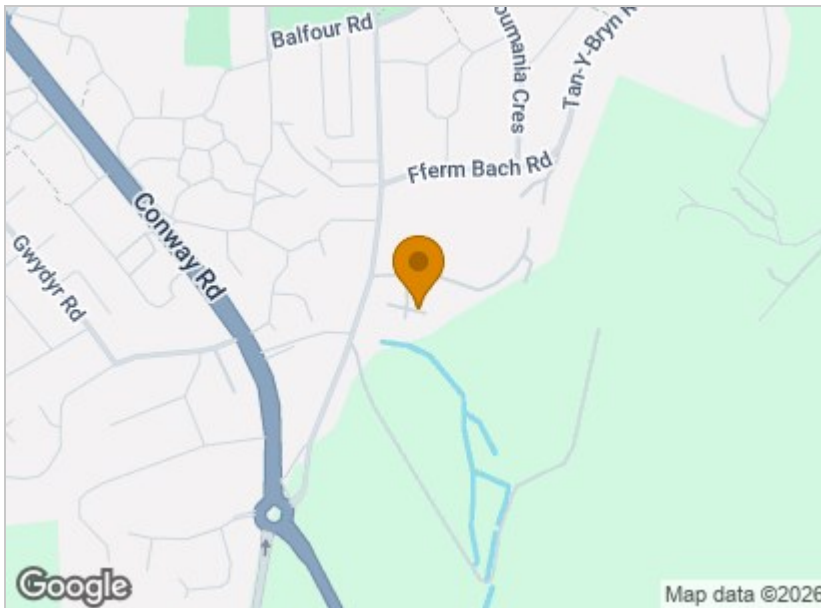
These charges should be confirmed by your legal advisor as can be subject to change.

## COUNCIL TAX

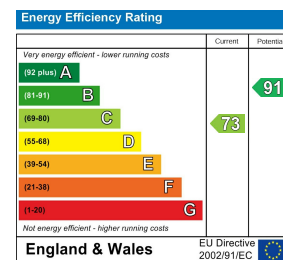
Is 'D' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



#### 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 Maes Berllan development. A980 05/10/26

**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.

