

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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23 The Mistrals, Craig Y Don Parade, Llandudno, Conwy, LL30 1BF



No Onward Chain £210,000



www.bdahomesales.co.uk

A SPACIOUS MODERN c(2000) DEVELOPMENT OF SELF-CONTAINED APARTMENTS BUILT BY 'WAIN HOMES LTD', SITUATED ON THE CRAIG Y DON PROMENADE WITH PANORAMIC VIEWS TO THE PROMENADE, THE GREAT ORME AND THE LITTLE ORME FROM THE LOUNGE. THIS IS A VERY NICELY PRESENTED THIRD FLOOR APARTMENT. The accommodation briefly comprises:- hall; lounge/dining room; fitted kitchen; main bedroom with updated en-suite shower room; second bedroom and upgraded three piece bathroom. The property features gas fired central heating and double glazed windows. Parking space at the rear under the building. The property is held on a Leasehold Tenure over a 999 year term from 01/12/99 with a Peppercorn Ground Rent. Maintenance for 2024 is approximately £1,560. The Lease contains a clause to say that subletting of the apartments is not permitted.

The Accommodation Comprises:-

FRONT DOOR

With security entry system to:-

COMMUNAL HALL

Post Boxes, stairs and lifts to all floors.

Personal Door into Apartment 23 on the Third Floor.

HALL

Laminate flooring, wall mounted security intercom entry phone, coving, radiator, cloaks/storage cupboard with shelving and lights.

LOUNGE 14'7" x 9'10" (4.46m x 3.00m)



Laminate flooring, tv point, coving, double radiators, double opening upvc double glazed doors to balcony.



BALCONY



Paved with decked seating area, views to The Great Orme, Pier and to the Little Orme and Promenade.



KITCHEN/ DINER 10'7" x 8'5" (3.24m x 2.58)



Fitted beech gloss effect fronted base wall and drawer units with corner display and rolled edge work tops, inset 1½ bowl sink unit and mixer taps, integrated 'Electrolux' electric

oven and 4 ring gas hob with cooker hood over, integrated fridge, 'Electrolux' washing machine and small freezer, cupboard housing washing machine and 'Linea' gas fired combination boiler, wall tiling, laminate flooring.

BEDROOM 1 14'5" x 8'4" max (4.41m x 2.56m max)



Built in double wardrobes with mirror fronted sliding doors, laminate flooring, upvc double glazed window, radiator.



EN-SUITE 3 PIECE SHOWER ROOM



Shower stall with mains shower and folding doors, pedestal wash hand basin and mixer tap, close coupled wc, mirror fronted cabinet, towel rail, wall tiling, extractor, laminate flooring, radiator.

BEDROOM 2 10'10" x 7'9" (3.32m x 2.38m)



Including built in double wardrobe with mirror fronted sliding doors, upvc double glazed window, laminate flooring, radiator.

3 PIECE BATHROOM



White suite comprising panel bath with mixer tap, pedestal wash hand basin, bathroom cabinet, close coupled wc, wall tiling, extractor, towel rail, radiator, laminate flooring.

OUTSIDE



LAWNED COMMUNAL GARDENS

ALLOCATED PARKING SPACE

To the rear of the building.

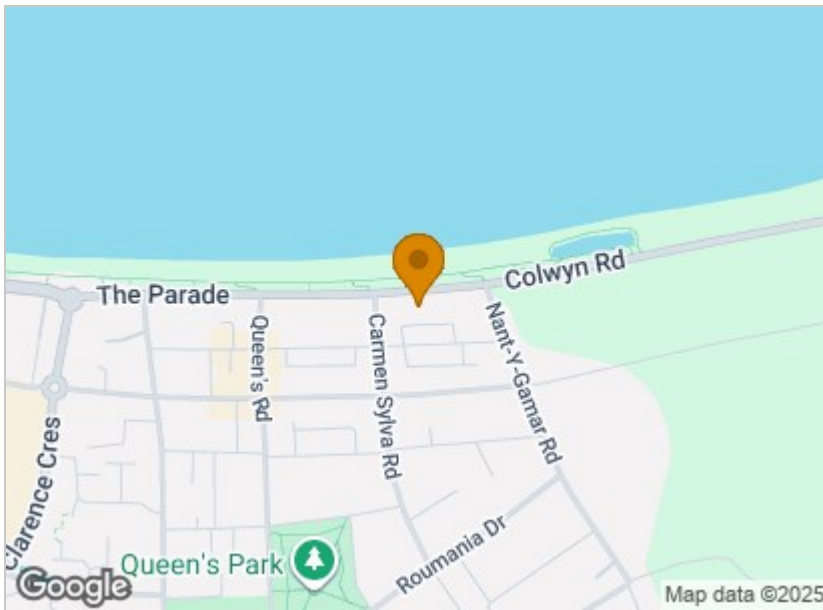
TENURE

LEASEHOLD over a 999 year term from 01/12/99 with a Peppercorn Ground Rent. Maintenance Charge is approximately £1,560 for 2024.

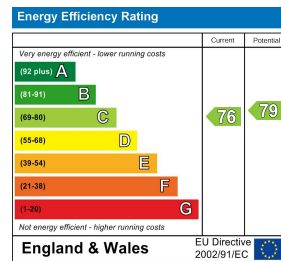
COUNCIL TAX

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed to the Promenade and turn right, after the mini roundabout continue along The Promenade in Craig Y Don. The Mistrals can be viewed on the right hand side next to Ascot Court. Ref A472 24/05/24 Rev 04/06/24

We will be pleased to arrange a viewing of this Home

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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.

