



27 Maes Berllan

Llandudno LL30 1TJ

£139,950

Maes Berllan is a retirement village complex, located on the outskirts of the village centre of Craig-y-Don. The village of Craig -y-Don is a 10 minute walk away on foot and offers a wide range of shops and services. There is also a bus stand adjacent to the development.

Tenure: Leasehold - EPC TBA - Council Tax - D

The complex itself comprises 39 bungalows and 6 apartments, all set within beautiful communal gardens with a visitor car park . There is also a building which houses a communal lounge, launderette and guest suite. A House Manager is available Monday to Friday.

This beautifully presented bungalow benefits from upvc double glazing and gas central heating. The accommodation is bright and generously proportioned offering a lounge with dining space and patio doors that open onto the communal garden with views across the fields towards Nant y Gamar. The property also includes a modern fitted kitchen 2 bedrooms and a contemporary shower room.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Located in a quiet and desirable part of Craig-y-Don, within level walking distance of local shops, the seafront and transport links.

Accommodation Affords:

(Approximate measurements only)

UPVC Part Double glazed Front Door

Leading To:

Entrance lobby with radiator, two storage cupboards, central heating control and access to loft.

Lounge:

15'3" 10'8" (4.67m 3.27m)

Feature fire surround with living flame effect electric fire; radiator; UPVC double glazed doors leading to rear patio area; Door leading to:

Kitchen:

7'11" 6'8" (2.43m 2.05m)

Fitted with a range of base; wall and drawer units with complimentary work tops; inset white sink unit; Lamona 4 ring induction hob with extractor over; part tiled walls; heated towel rail; space for fridge/freezer; space for slimline dishwasher; UPVC double glazed window to front elevation.



Bedroom 1:

10'2" x 11'5" (3.10m x 3.48m)

UPVC double glazed window to rear elevation with views towards Nant y Gamar mountain; radiator.

Bedroom 2:

6'4" x 10'10" (1.95m x 3.31m)

UPVC double glazed window to front elevation; radiator.

Shower Room:

4'11" x 8'0" (1.51m x 2.44m)

Fitted with a glazed shower unit with Mira shower; wash hand basin; low flush w.c; tiled walls; radiator; UPVC double glazed window to front elevation.

Outside:

Communal gardens laid to lawn and patio areas with mature shrub borders. Visitor car park. Residents parking.

Services:

Mains water; electric; gas and drainage connected to the property.

Agents Notes:

Term of lease 99 years from March 2020

An exit fee is payable of 1%.

Pets: can take an existing pet but cannot replace.

£256 monthly charges to include Building insurance; gardening maintenance laundry facilities includes contingency fee.

Council Tax Band:

Conwy County Borough Council tax band D


Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplan To Follow

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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