

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

19 Dorchester Apartments, Craig Y Don Parade, Craig y Don, Llandudno, Conwy, LL30 1BN



No Onward Chain £289,950

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www.bdahomesales.co.uk

THIS IS A LUXURY TWO BEDROOM SECOND FLOOR APARTMENT, situated on the Promenade at the Craig Y Don end of Llandudno with Panoramic Views to The Great Orme, Bay through to The Little Orme. The property features UPVC Double Glazed Windows, Gas Fired under floor central heating, fitted and equipped kitchen, bathroom and en-suite three-piece shower room. Outside - the area is maintained under the Management Company and there is a parking space to the rear and a secure storage room to the basement. A Resident's Gym with various fitness equipment is on the lower ground floor. The property is held on Leasehold Tenure over a 999 year term from January 2004.

SUBLETTING ALLOWED
NO PETS ALLOWED
NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises:-

FRONT DOOR to:-

COMMUNAL HALL

With tiled floor, staircase and automatic lift to all floors.

SECOND FLOOR

PERSONAL DOOR TO APARTMENT 19

ENTRANCE HALL



Wall mounted security intercom entry, phone, coved ceiling with decorative ceiling rose, walk-in storage room with MHS wall mounted gas fired under floor central heating and hot water combination boiler.

OPEN PLAN LOUNGE/DINING KITCHEN 24'2" x 12'8"-maximum (7.37m x 3.87m- maximum)



2 telephone points, TV and satellite points, security intercom entry phone system, coved ceiling with decorative ceiling rose, under floor heating, UPVC double glazed bay window with panoramic promenade and sea views.



KITCHEN 10'8" x 7'1" (3.27m x 2.16m)



Fitted range of cream base, wall, drawer and glass fronted display units with under unit lighting and display lighting, inset 1½ bowl sink unit with bi-flo tap, integrated Hotpoint appliances including electric oven, 4-ring gas hob, stainless steel canopy, dishwasher, automatic washing machine, larger fridge and freezer, wall and floor tiling, down lighters coved ceiling.



BEDROOM 1 21'0" x 9'8" - maximum (6.42m x 2.96m - maximum)



TV point, under floor heating, UPVC double glazed window with sea views.

EN-SUITE THREE PIECE SHOWER ROOM



Large tiled shower stall with mains shower and sliding door, wash hand basin with mixer tap, WC., tiled display shelf, mirror, extractor fan, down lighters, floor tiling.

BEDROOM 2 16'6" x 8'4" (5.04m x 2.55m)



Telephone point, under floor heating, UPVC double glazed windows.

THREE PIECE BATHROOM



In white comprising bath with mixer tap and shower attachment over, shower screen, mirror, wash hand basin with mixer tap, WC., wall and floor tiling, extractor fan, down lighters

LOWER GROUND FLOOR BASEMENT AREA

With a secure storage room for apartment 19 in opposite side building with power and light connected. The also has the option to use the Resident's Gym with numerous fitness machines.

OUTSIDE

ALLOCATED PARKING SPACE TO THE REAR OF TGHE BLOCK.

TENURE -

Is LEASEHOLD over a 999 year term from the 1st January, 2004 with a Service Charge of £2,080.20 per annum and is paid bi-annually.

COUNCIL TAX BAND

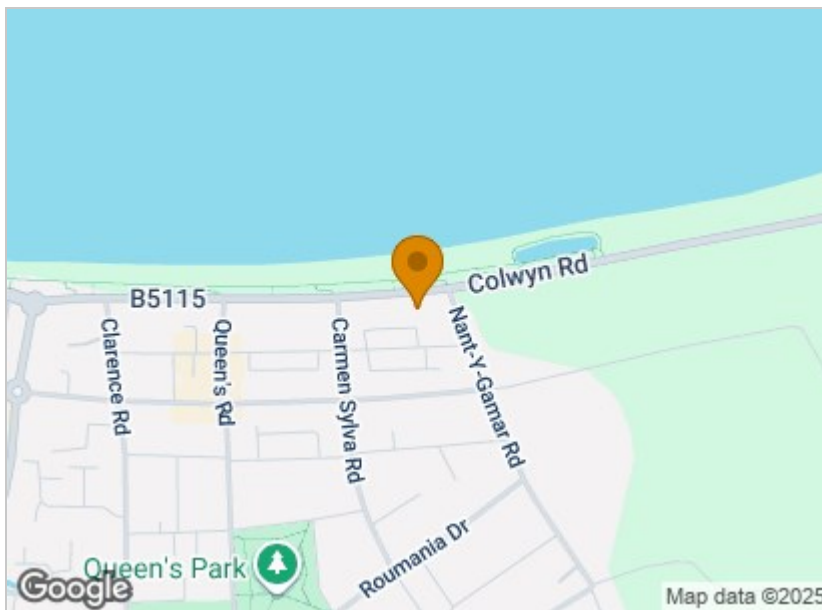
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Second Floor

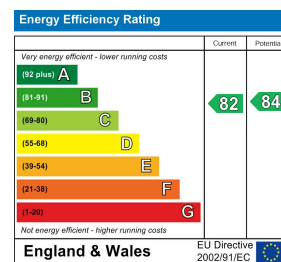
Approx. 86.9 sq. metres (935.2 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the Promenade and turn right, past Venue Cymru and continue along the Promenade for approximately 700 yards and the property can be viewed on the right hand side. REF: A740 01/07/25 Rev 23/08/25

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.

