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**AUCTIONEERS
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No Onward Chain £199,950

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www.bdahomesales.co.uk

SITUATED ON THE MAIN PROMENADE WITH VIEWS ACROSS THE BAY TO THE GREAT AND LITTLE ORMES, THIS UPPER GROUND FLOOR TWO BEDROOM APARTMENT IS IN NEED OF COMPREHENSIVE MODERNISATION. The accommodation briefly comprises: self contained door to apartment 9; hall; open plan lounge/dining area with bay window and panoramic views; kitchen; 2 bedrooms; 2 piece bathroom and separate 2 piece cloakroom. The property features gas fired central heating, double glazed windows in the original wooden frames. Outside communal garden area, garage to the rear and visitors parking on a first come first served basis. The property is held on a Leasehold tenure over a 999 year term from 1925 with a ground rent of £19.25 per annum.

N.B. THE PROPERTY HAS ORIGINAL KITCHEN, BATHROOM, CLOAKROOM AND WINDOWS.

PETS ALLOWED SUBJECT TO MANAGEMENT CONSENT
NO SUB LETTING
NO HOLIDAY LETTING

The Accommodation Comprises:-

Self contained door to APARTMENT 9

HALL

Cloaks cupboard, radiator, airing cupboard housing cylinder tank.

OPEN PLAN LOUNGE/DINING AREA



LOUNGE AREA 14'9" x 11'11" plus bay window (4.5m x 3.64m plus bay window)



Fire surround, coved ceilings, double and single radiator, double glazed bay window with panoramic views over the bay to the Great and Little Ormes.

DINING AREA 9'11" x 8'9" (3.03m x 2.68m)



Coved ceiling, radiator.

KITCHEN 11'10" x 6'9" (3.62m x 2.06m)



Single stainless steel sink, base, wall and drawer units, worktop with tiling, double glazed window with views, double radiator.

BEDROOM 1 14'7" x 9'10" (4.47m x 3.01m)



Double glazed window, radiator.



BEDROOM 2 9'11" x 9'10" (3.03m x 3.02m)



Double glazed window, radiator, cupboard with 'Worcester' gas fired central heating/ hot water boiler.

BATHROOM



Panel bath, pedestal wash hand basin, wall light, radiator.

SEPARATE 2 PIECE CLOAKROOM



With pedestal wash hand basin and close coupled wc, wall tiling, built in cupboards.

OUTSIDE



Communal garden area.

SINGLE CAR GARAGE

Visitors spaces on first come first served basis.

COUNCIL TAX

Is ' E' as obtained from www.conwy.gov.uk

TENURE

The property is held on a 'LEASEHOLD' tenure on a 999 year lease from 1925. The ground rent is currently £19.25 per annum.

We await the current maintenance charges.

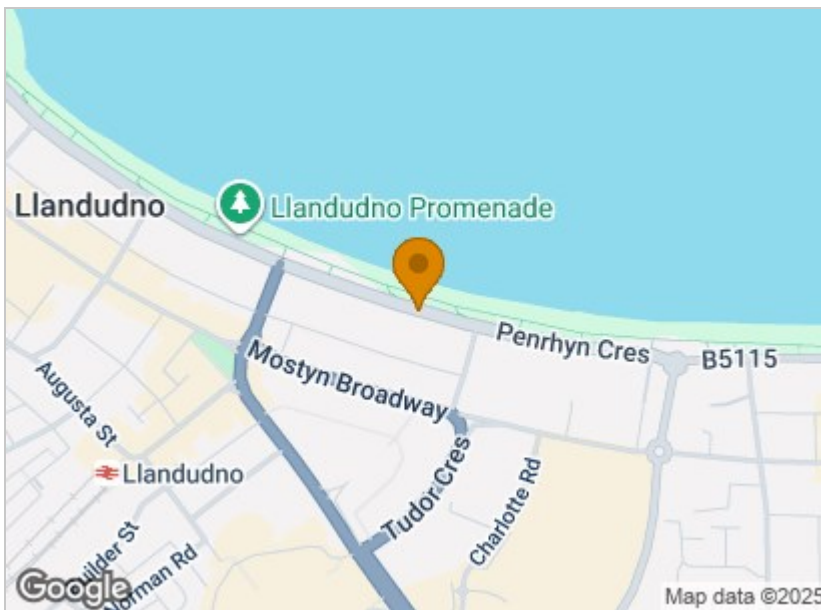
Ground Floor

Approx. 78.5 sq. metres (844.6 sq. feet)

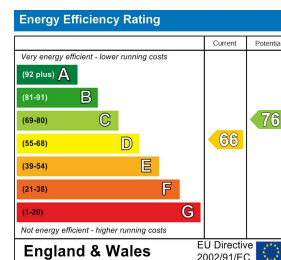


Total area: approx. 78.5 sq. metres (844.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed towards the promenade, turn right and Crescent Court can be viewed within 250 yards on the right hand side. Ref A758 07/08/25

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.

