

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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LL30 1TJ



No Onward Chain £139,950



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

THIS IS A BEAUTIFULLY PRESENTED WARDEN CONTROLLED TERRACED TWO BEDROOM RETIREMENT BUNGALOW situated on this pleasant development overlooking open fields to the rear and adjacent to a range of communal facilities, within two-thirds of a mile to Craig y Don shopping and approximately one mile to Llandudno. The property briefly comprises: hall; lounge; kitchen; two bedrooms and three piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside - communal gardens. The property is held on a Leasehold tenure over a 99 year term from 2020 with an annual ground rent of £150 per annum, (92 years left on the lease). For the use of all the residents there is a communal lounge with kitchen en-suite, laundry room and guest suite subject to availability.

NO SUB-LETTING  
 PETS WITH MANAGEMENT PERMISSION  
 MINIMUM AGE RESTRICTION 55

The accommodation comprises:  
 Upvc door to:

**HALL**  
 Coving, access to roof space, wall mounted emergency call system, radiator, two built in storage cupboards with shelving in one.

**LOUNGE 15'3" x 10'9" (4.67m x 3.28m)**



Marble fire surround with electric fire, tv point, telephone point, coving, radiator, upvc double glazed door and sidelight to garden.



**VIEW FROM LOUNGE**



**KITCHEN 8'1" x 6'8" (2.47m x 2.05m)**



Modern fitted range of base, wall and drawer units with round edge work tops, four ring ceramic hob with cooker hood over, inset sink unit with mixer tap, space for fridge/freezer, radiator/towel rail, upvc double glazed window.

**BEDROOM 1 11'5" x 10'0" (3.48m x 3.05m)**





Deep display sill, radiator, upvc double glazed window with open views.

**BEDROOM 2 10'8" x 6'5" (3.26m x 1.96m)**



(Currently used as a Dining Room) Coving, radiator, upvc double glazed window to front.

**3 PIECE SHOWER ROOM**



Comprising large shower stall with electric shower with plastic clad walls, pedestal wash hand basin, close coupled w.c., wall tiling, mirror, lino flooring, emergency pull cord, upvc double glazed window.

**COMMUNAL LOUNGE**



**COMMUNAL KITCHEN**



**LAUNDRY**



**OUTSIDE**

**REAR OF THE PROPERTY**



#### COMMUNAL GARDENS

To front and rear with lawns, shrubs, paved seating to rear.

#### TENURE

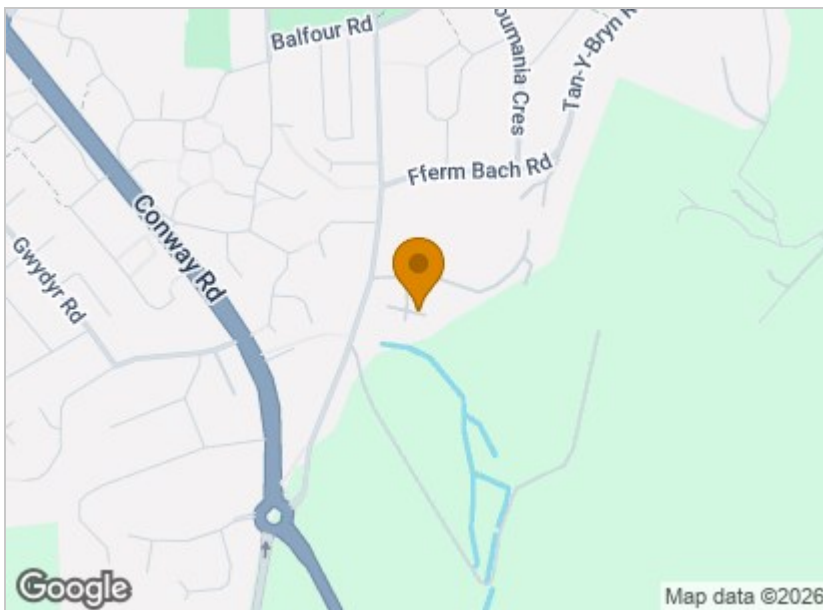
The property is held on a LEASEHOLD tenure over a 99 year term from 19th March, 2020 with 92 years remaining.

We are advised that the current maintenance charge per month is £256.00 and Ground Rent of £150.00 per annum.

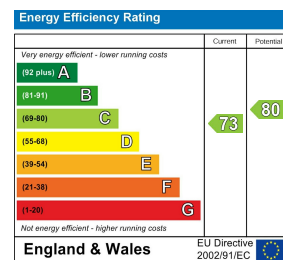
#### COUNCIL TAX BAND

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 grounds and the retirement bungalow development is on the right. Ref: A914 01/06/26

**We will be pleased to arrange a viewing of this Home**

**01492 875125**

**e mail: [llandudno@bdahomesales.co.uk](mailto: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.

