

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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**6 Maes Berllan, Craig y Don, Llandudno, Conwy,
LL30 1TJ**



No Onward Chain £132,500



www.bdahomesales.co.uk

THIS IS A CLEANLY PRESENTED WARDEN CONTROLLED SEMI-DETACHED TWO BEDROOM RETIREMENT BUNGALOW situated on this pleasant development within 2/3rds of a mile of Craig y Don shopping, adjacent to a range of communal facilities and approximately 1 mile to Llandudno. The property briefly comprises:- hall; lounge; kitchen; 2 bedrooms and a 4 piece bathroom with a separate shower. The property is held on Leasehold Tenure over a 99 year term from 1990 with an annual Ground Rent of £150.00 per annum, (63 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 ARE ALLOWED WITH MANAGEMENT PERMISSION

MINIMUM AGE RESTRICTION 55

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

HALL

Built-in cupboard with radiator.

LOUNGE/DINING ROOM 17'6" x 10'5" overall (5.35m x 3.19m overall)



Fire surround with marble back and hearth, double radiator, upvc double glazed door to garden area.

KITCHEN 8'1" x 7'8" (2.48m x 2.35m)



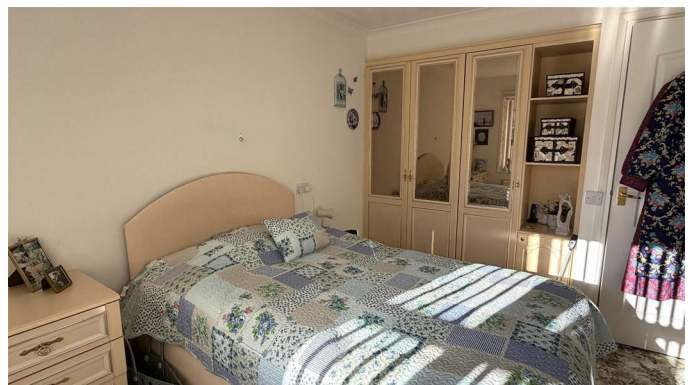
Range of base, wall and drawer units with round edge worktops, stainless steel double sink with built-in

oven, 4 ring electric hob, 'Worcester' gas fired central heating/hot water combination boiler, wall tiling, upvc double glazed window.

BEDROOM 1 12'0" x 9'9" (3.66m x 2.98m)



Plus built-in wardrobes, upvc double glazed window, double radiator.



BEDROOM 2 8'2" x 6'1" (2.49m x 1.86m)



Including open wardrobes and shelves, upvc double glazed window, double radiator.

TILED 4-PIECE BATHROOM



Walk-in bath, separate shower cubicle, vanity wash hand basin, close coupled w.c, double radiator, upvc double glazed window.

OUTSIDE

REAR GARDEN AREA



COMMUNAL LOUNGE



COMMUNAL KITCHEN



LAUNDRY



TENURE - LEASEHOLD

The property is held on Leasehold Tenure over a 99 year term from 1990 with an annual Ground Rent of £150.00 per annum, (63 years left on the lease). We are advised that the current maintenance charge is £256.00 per month for 2025/26.

COUNCIL TAX

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

Ground Floor

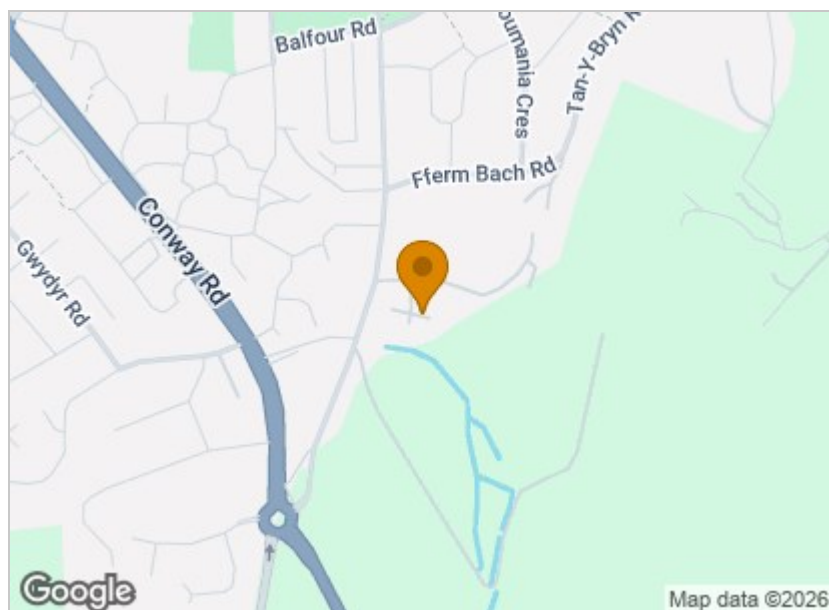
Approx. 50.1 sq. metres (539.0 sq. feet)



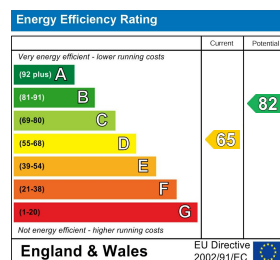
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Total area: approx. 50.1 sq. metres (539.0 sq. feet)

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: A893 24/04/26

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.

