

**Bryan Davies
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AUCTIONEERS
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21 The Mistrals, Craig Y Don Parade, Llandudno, LL30 1BF



No Onward Chain £249,950



www.bdahomesales.co.uk

A Spacious Modern c(2000) development of self-contained apartments built by 'Wainhomes Ltd'. Situated on the Craig y Don Promenade with Panoramic Views to The Promenade, The Great Orme and The Little Orme from the Lounge. This is a very nicely presented and upgraded Second Floor Apartment.

The accommodation briefly comprises:- hall; lounge/dining room; fitted kitchen; main bedroom with updated en-suite shower room; second bedroom and upgraded three piece bathroom. The property features gas fired central heating and double glazed windows. Parking space at the rear under the building. The property is held on a Leasehold Tenure over a 999 year term from 01/12/99 with a Peppercorn Ground Rent. Maintenance for 2024 is approximately £1,560. The Lease contains a clause to say that subletting of the apartments is not permitted.

FURNITURE AVAILABLE

The Accommodation Comprises:-

FRONT DOOR

With security entry system to:-

COMMUNAL HALL

Post Boxes, stairs and lift to all floors.

Personal Door into Apartment 21 on the Second Floor.

ENTRANCE HALL

Coved ceiling, radiator, cloaks cupboard with slatted shelving, wall mounted security intercom entry phone.

LOUNGE/DINING ROOM 20'0" x 18'2" maximum (6.12m x 5.56m maximum)



Into upvc double glazed window, t.v. and satellite points, coved ceiling, two double radiators, panoramic views.

VIEW FROM LOUNGE/DINING ROOM



KITCHEN 10'4" x 9'2" (3.17m x 2.81m)



Fitted range of base, wall, drawer and corner display cabinets with inset 1½ bowl sink unit with mixer tap, integrated electric oven and 4-ring gas hob with cooker hood over, Integrated larder fridge, washing machine, cupboard housing gas fired combination 'Worcester' central heating and hot water boiler installed 2023, wall tiling.

BEDROOM 1 13'1" x 9'1" (3.99m x 2.77m)



Double radiator, upvc double glazed window.

BEDROOM 2 10'1" x 8'9" maximum (3.08m x 2.67m maximum)



Upvc double glazed window, radiator.



UPGRADED EN-SUITE 3-PIECE SHOWER ROOM



Comprising white suite with tiled shower cubicle, vanity wash hand basin, w.c., wall tiling, shaver point, extractor fan, heated ladder style towel rail.



UPGRADED 3-PIECE BATHROOM



White suite comprising panel bath with 'Grohe' mixer tap shower attachment, pedestal wash hand basin, w.c., wall tiling, extractor fan, heated ladder style towel rail.

OUTSIDE

LAWNED COMMUNAL GARDENS

ALLOCATED PARKING SPACE

Under the building to the rear.

STORAGE ROOM

TENURE

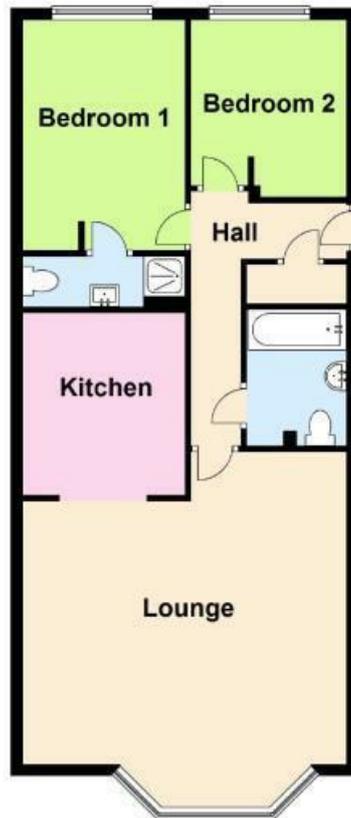
LEASEHOLD over a 999 year term from 01/12/99 with a Peppercorn Ground Rent. Maintenance Charge is approximately £1,560 for 2024.

COUNCIL TAX BAND

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

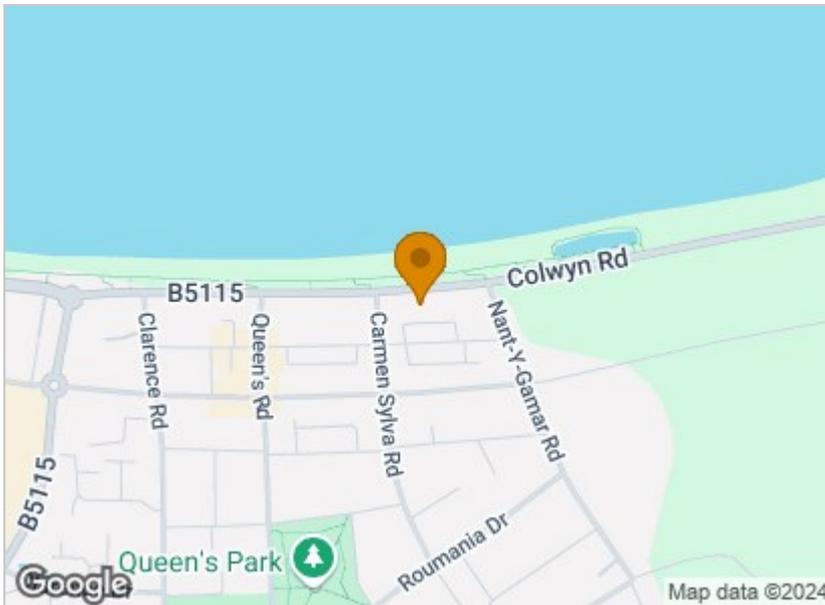
Second Floor

Approx. 73.4 sq. metres (789.8 sq. feet)

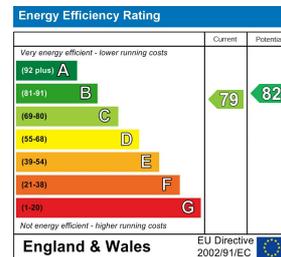


Total area: approx. 73.4 sq. metres (789.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed to the Promenade and turn right, after the mini roundabout continue along the Promenade in Craig y Don. The Mistrals can be viewed on the right hand side next to Ascot Court. A451 29/04/24

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

