

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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**42 Maes Berllan, Craig Y Don, Llandudno, Conwy,
LL30 1TJ**



No Onward Chain £139,950

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www.bdahomesales.co.uk

A BEAUTIFULLY PRESENTED TERRACED TWO BEDROOM RETIREMENT BUNGALOW IN A COMPLEX FOR INDEPENDENT LIVING AND RUN BY A RESIDENT HOUSE MANAGER BUILT C1990. Situated within two thirds of a mile of Craig Y Don shopping and approximately one mile from Llandudno Town Centre.

The accommodation comprises:- hall; lounge with French door to the communal garden; kitchen; two bedrooms; modern three piece shower room. The property features gas fired central heating from a recently installed central heating boiler and double glazed windows. Outside - communal gardens.

The property is held on a Leasehold tenure over a 125 year term from January 2019 with a ground rent of £150 per annum and a maintenance charge of £256 per month for 2026.

MINIMUM AGE OF 55 FOR OCCUPANCY

The accommodation comprises:

Upvc Double Glazed FRONT DOOR to the :-

HALL

Access to part boarded roof space with ladder and light. Wall mounted emergency pull cord system, linen cupboard with slatted shelving, walk-in storage cupboard with 'Worcester' gas boiler, hanging rail and shelving, radiator.

LOUNGE 15'4" x 10'8" (4.69m x 3.27m)



Marble fire surround and hearth with inset coal effect electric fire, T.V. point, coved ceiling, double radiator, double glazed door and side lights to communal gardens.



KITCHEN 8'0" x 6'9" (2.46m x 2.07m)



Fitted range of base, wall and drawer units with fitted white gloss doors and soft closures, stainless steel sink with bi-flo tap, built-in 'Beko' oven, four ring gas hob and cooker hood over, space for fridge/freezer, emergency pull cord, wall tiling, radiator, laminate wood effect floor, double glazed window.

BEDROOM ONE 11'5" x 10'1" (3.49m x 3.08m)





TV point, coved ceiling, telephone point, radiator, double glazed window with deep display sill.

BEDROOM TWO 10'8" x 6'4" (3.26m x 1.95m)



Coved ceiling, radiator, double glazed window.

3 PIECE SHOWER ROOM



White suite comprising full width shower with twin shower heads, pedestal wash hand basin, close coupled w.c., wall tiling, shaver light, plumbing for washing machine, mirror fronted cabinet, coving, emergency pull cord, radiator, vinyl flooring, double glazed window.

OUTSIDE - REAR OF BUNGALOW



COMMUNAL GARDENS

Seating area.

COMMUNAL FACILITIES

Used for functions, meetings, library area etc. A place to meet and have some company if desired.

RESIDENTS LOUNGE



RESIDENTS COMMUNAL KITCHEN



RESIDENTS LAUNDRY FACILITIES



RESIDENTS LADIES AND GENTLEMANS W.C.

GUEST SUITE

Subject to Availability.

HOUSE MANAGER'S OFFICE

TENURE

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The property is held on a LEASEHOLD tenure over a 125 year term from January 2019 with a ground rent of £150 per annum.

MAINTENANCE CHARGE

The maintenance charge is approximately £256 per month for 2025/2026.

COUNCIL TAX BAND

Council Tax is 'D' as obtained from www.conwy.gov.uk

Ground Floor

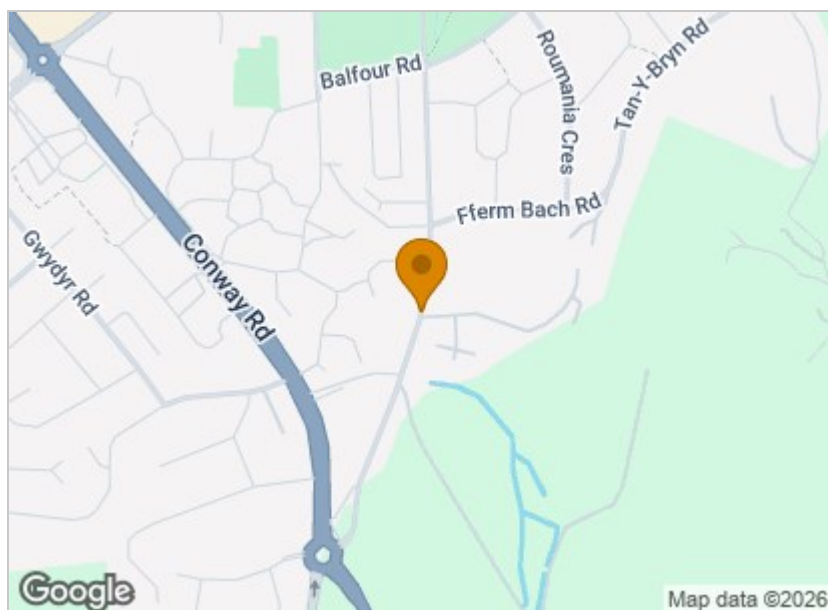
Approx. 50.4 sq. metres (542.7 sq. feet)



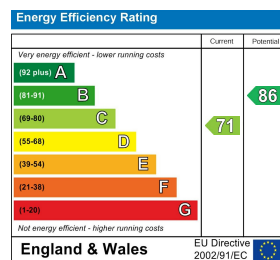
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& Associates**

Total area: approx. 50.4 sq. metres (542.7 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 Maes Berllan development. A969 15/09/26

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.

