

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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60 Cwrt Sant Tudno, Clarence Road, Llandudno,
Conwy, LL30 1BZ



No Onward Chain £115,000



www.bdahomesales.co.uk

THIS CORNER POSITIONED TOP FLOOR ONE BEDROOM RETIREMENT APARTMENT HAS BEEN COMPLETELY RE-FURNISHED TO A BEAUTIFUL STANDARD BENEFITTING FROM DOUBLE ASPECT VIEWS TOWARDS THE SEA, GREAT AND LITTLE ORMES. Situated at the Craig Y Don end of Llandudno, on the level and within ½ a mile of the Town Centre, close to Venue Cymru, Craig y Don's Bowling Green, Community Centre, Craig y Don Medical Practice together with local shops. The property is held on Leasehold Tenure over a 125 years term from the 1st March, 2002, with a Ground Rent of £790.26 per annum. The annual service charge for the Management support Service for Flat 60 is £7,407.90 up to the 31st August 2026. Minimum age for occupancy of 60 years of age, or such other age as the Landlord may in his discretion permit.

NO PETS ALLOWED

The accommodation comprises:

COMMUNAL ENTRANCE

Access to lifts for upper floors, Ladies and Gentleman's WC's.

ESTATE MANAGER'S OFFICE

With 24 hour staffing.

RESIDENTS COMMUNAL LOUNGE



With gallery at the first floor level, French door opening to the garden, sea views.

FUNCTION ROOM



RESIDENTS DINING ROOM/ RESTAURANT



Open daily from noon until 2.30pm for lunch with a choice of menu for owners and their guests, morning coffee and afternoon tea on certain days.

THE GUEST SUITE

Available for relatives or friends. (Chargeable).

RESIDENTS LAUNDRY AND IRONING ROOM



Automatic washing machine, tumble driers and a sink.

BATTERY CAR STORE ROOM

Power points for re-charging. (Limited availability).

REFUSE ROOM

THIRD FLOOR

PERSONAL DOOR INTO APARTMENT 60

HALL



Dado rails, coving, 'ELKA therm' electric radiator, storage cupboard with shelving, fuse box and electric meter, separate airing cupboard with hot water tank.

DOUBLE ASPECT LOUNGE 15'3" x 10'6" (4.65m x 3.22m)



Fire surround with display mantle and hearth, log effect electric fire, T.V. and telephone point, coving, electric 'ELKA therm' radiator, double aspect upvc double glazed windows.

VIEWS TO THE NORTH SHORE AND THE GREAT ORME



SIDE ASPECT VIEW TO THE LITTLE ORME



Double opening glazed door from the Lounge to:

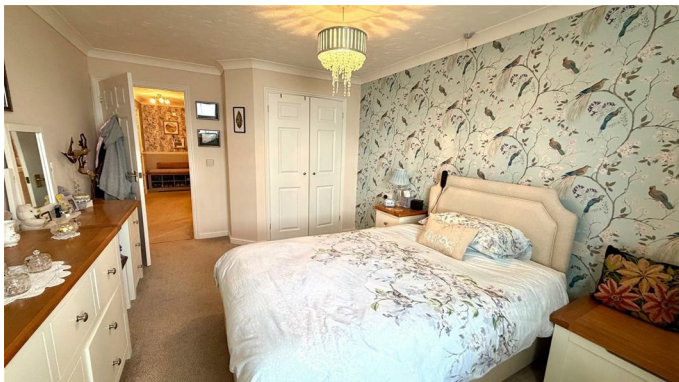
KITCHEN/BREAKFAST ROOM 14'10" x 6'11" (4.54m x 2.11m)



Beautifully re-fitted with a range of grey fronted base, wall and drawer unit and glass fronted display units with display and under unit lighting, quartz sparkle grey worktops integrated appliances including 'Neff' oven, 'Hotpoint' fridge/freezer, four ring electric ceramic hob and cooker hood over, wine fridge, 'Hotpoint' slimline dishwasher, 1½ bowl sink unit and mixer tap, breakfast bar, decorative wall tiling, floor tiling, two upvc double glazed windows with views to the shore and Little Orme, vertical 'ELKA therm' radiator.

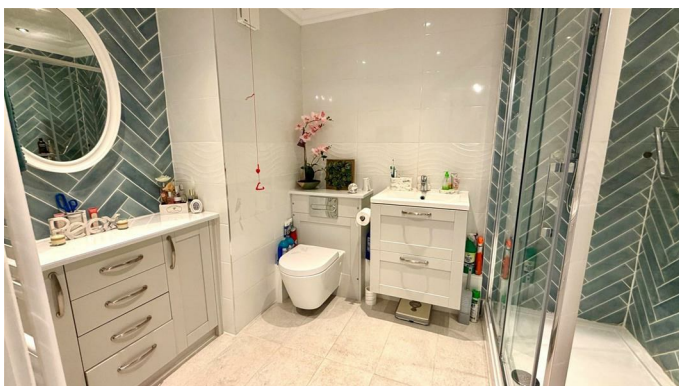


BEDROOM 13'2" x 10'5" (4.02m x 3.19m)



Plus built-in double wardrobes with hanging rail and shelving, coving, electric 'ELKA therm' radiator, upvc double glazed window with sea views.

RE-FITTED 3 PIECE SHOWER ROOM



Comprising double shower stall, shower with twin heads including drench shower, vanity wash hand basin, close coupled w.c., quartz display shelving with cupboards and drawers, decorative wall and floor tiling, extractor, coving, recessed downlighter, ladder style towel rail.

OUTSIDE



The gardens and external areas are maintained for the enjoyment of all Residents. There are patio areas and well stocked borders.

CAR PARKING AREA

The large car parking area is available daily on a first come first served basis.

TENURE

The property is held on a LEASEHOLD tenure over a 125 year term from 1st March 2002, with a ground rent of £790.26 per annum.

SERVICE CHARGE

For the year ending 31/08/26 the service charge is £7,407.90.

COUNCIL TAX

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

Third Floor

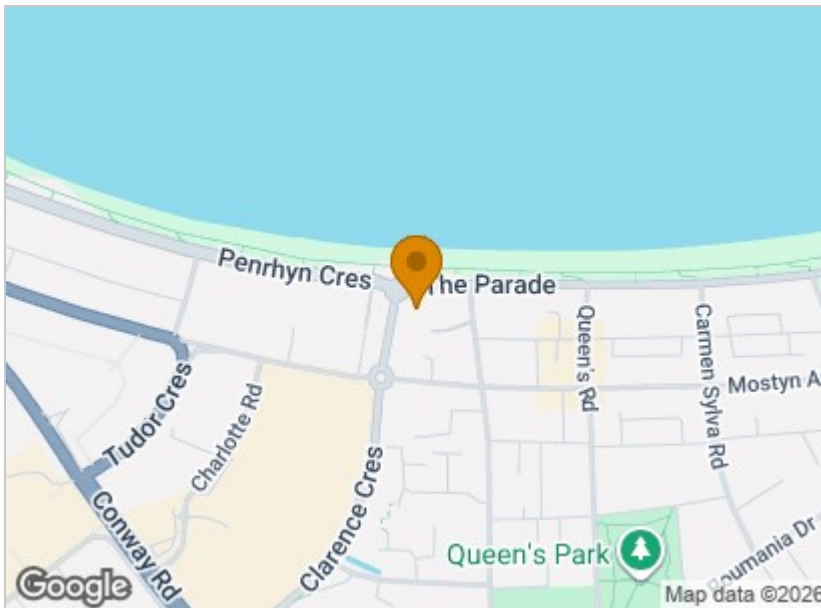
Approx. 52.9 sq. metres (569.8 sq. feet)



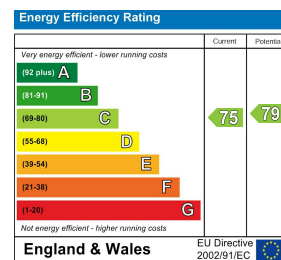
Total area: approx. 52.9 sq. metres (569.8 sq. feet)

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the Promenade and turn right towards Colwyn Bay, continue along passing the Sailing Club and Cwrt Sant Tudno is on your right hand side just after the roundabout. The entrance to the building is found by turning first right into Clarence Road and right again into the car park. A842 10/02/26

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.

