

**Bryan Davies
+ Associates**

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AUCTIONEERS
•
ESTATE AGENTS

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15 Plas Mariandir, Deganwy Road, Llanrhos, Llandudno, LL30 1NB



No Onward Chain £112,000

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www.bdahomesales.co.uk

THIS IS A NICELY PRESENTED AND RECENTLY REDECORATED GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT with a door from the lounge to the gardens, situated within this popular development. Part of a large property set in landscaped gardens and is one of thirty individually planned one and two bedroom Retirement Apartments in a semi-rural atmosphere. There is public transportation within 100 yards, local general store and ladies hairdressers within 250 yards. Deganwy Village shops are within 1 mile and Llandudno within 2 miles. The maintenance charge is approximately £1,853.48 per annum from 1st April, 2024 - 31st March 2025 which will include the maintenance of all external and internal communal areas, plus a ground rent of £75.00 per annum.

There is an alarm call system, security entry phone and fire precautions. In addition there are communal laundry, wash and drying facilities. There are parking spaces for visitors cars. One purchaser must be 55 or over.

THIS PROPERTY CANNOT BE BOUGHT ON A BUY TO LET BASIS.

The accommodation comprises:-

SHARED VESTIBULE, SUN LOUNGE AND RECEPTION HALL



BOWLING GREEN



PERSONAL DOOR TO APARTMENT 15

Self contained door to:

ENTRANCE HALL

Intercom system, radiator, 2 storage cupboards, one with a freezer.

LOUNGE 17'5" x 10'10" (5.31m x 3.31m)



Radiator, upvc double glazed window and french door to the communal gardens.



KITCHEN 10'0" x 5'10" (3.07m x 1.78m)



Base, wall and drawer units with round edge worktops, stainless steel 1½ bowl sink unit, electric oven, washing machine and fridge.

BEDROOM 1 11'1" x 10'7" (3.40m x 3.25m)



Including wardrobes, radiator, upvc double glazed windows.



BEDROOM 2 11'2" x 5'11" (3.41m x 1.81m)



Plus wardrobe, upvc double glazed window, radiator.

THREE PIECE SHOWER ROOM



Panel bath with pedestal wash hand basin and wc in white, electric wall mounted shower, radiator.

OUTSIDE

COMMUNAL GARDENS AND PARKING AREA



TENURE

The property is held on a LEASEHOLD tenure over a 150 year term from 01/12/1986, each resident becomes a Shareholder in the freehold, known as Plas Mariandir Residents Estate Company and receives a concession on the the ground rent. These details should be confirmed by your legal advisor.

MAINTENANCE

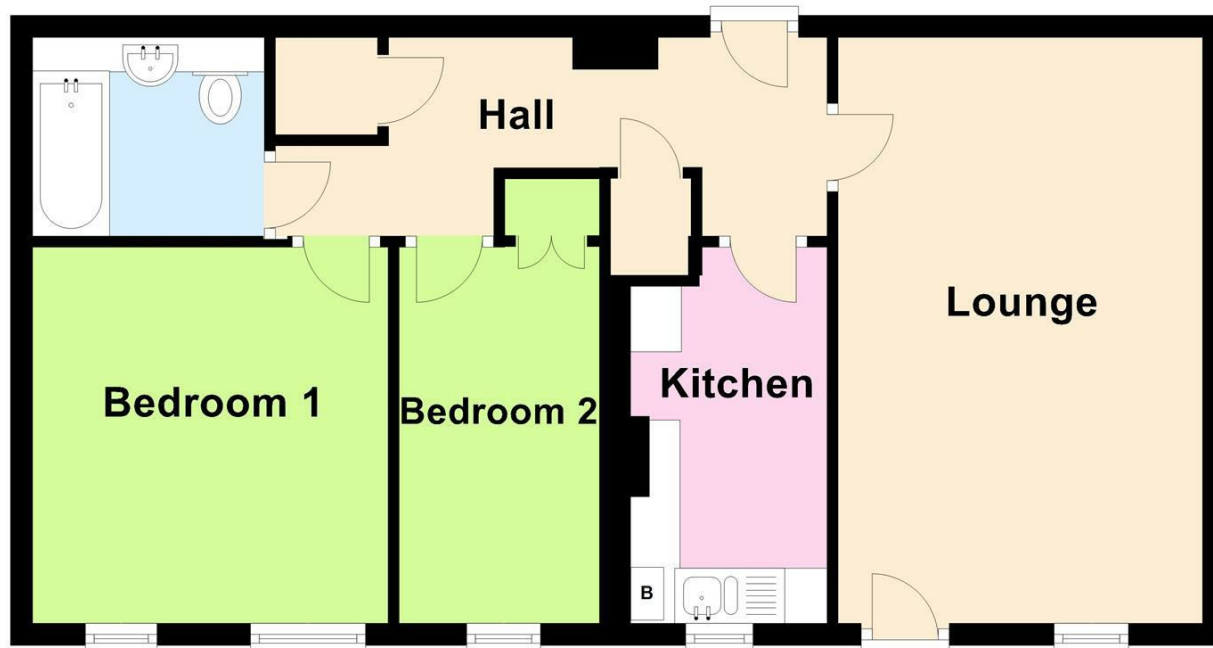
Is approximately £1,853.48 per annum from 1st April, 2024 - 31st March 2025 which will include the maintenance of all external and internal communal areas, plus a ground rent of £75.00 per annum. Management agent is Homestead Management.

COUNCIL TAX

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

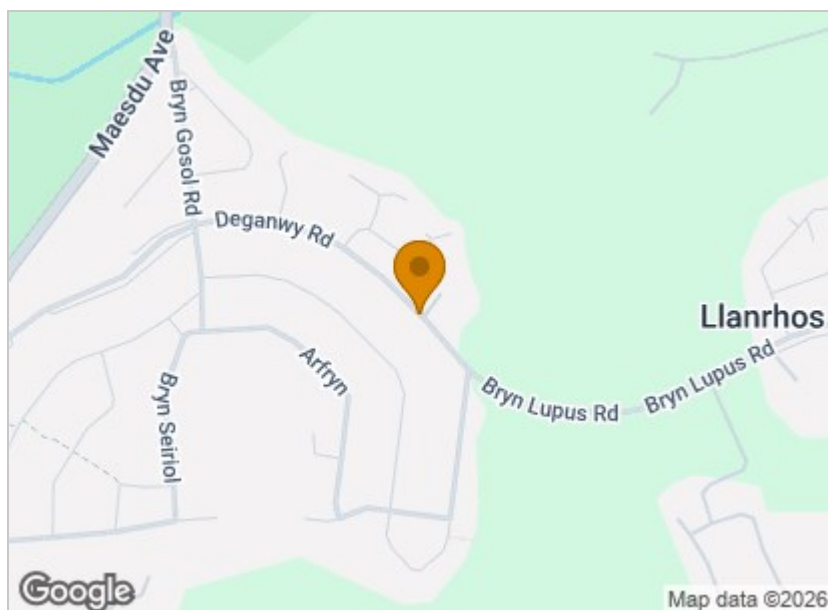
Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)

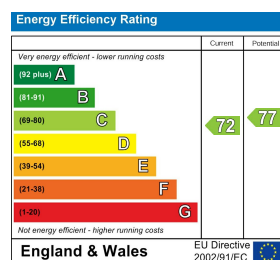


Total area: approx. 56.5 sq. metres (608.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around Parc Llandudno and out of the town up the dual carriageway passing the Links Hotel proceed through the roundabout following the sign for Deganwy to the mini roundabout, turn right onto Bryn Lupus Road for approximately 2/3rds of a mile and Plas Mariandir can be viewed on the right hand side. REF A600 15/11/24 Rev 16/01/26

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.