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42 Maes Berllan, Craig y Don, Llandudno, Conwy, LL30 1TJ



£147,500



A BEAUTIFULLY PRESENTED TERRACED 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 of Llandudno town centre. The accommodation comprises:- hall; lounge with french door to the communal garden; kitchen; 2 bedrooms; modern three piece shower room. The property features gas fired central heating from a recently installed central heating boiler, 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 2025.

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)



Double glazed door and side lights to communal gardens, emergency pull cord, tv point, coved ceiling. double radiator.



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 oven, 4-ring gas hob and cooker hood over, wall tiling, laminate wood effect floor, space for fridge/freezer, double glazed window, radiator.

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



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

BEDROOM 2 10'8" x 6'4" (3.26m x 1.95m)

Coved ceiling, double glazed window, radiator.

3 PIECE SHOWER ROOM



White suite comprising, full width shower with twin shower heads, pedestal wash hand basin, close coupled WC, wall tiling, coving, double glazed window, radiator, emergency pull cord.



OUTSIDE



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 & GENTLEMENS W.C

GUEST SUITE

Subject to availability.

HOUSE MANAGER'S OFFICE

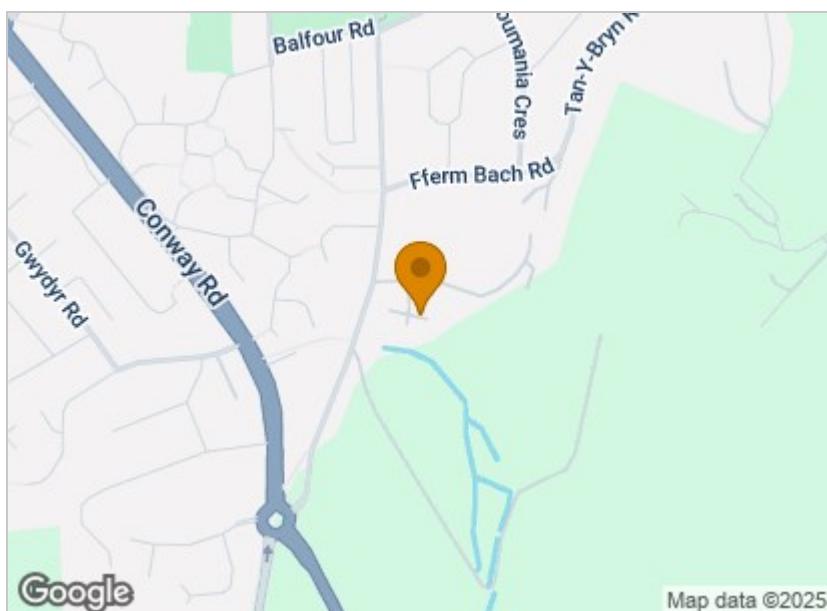
TENURE

The property is held on a LEASEHOLD tenure over a 125 year term from January 2019 with a ground rent of £150 per annum. The maintenance charge is approximately £256 per month for 2025/ 2026.

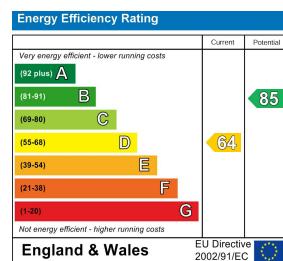
COUNCIL TAX

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

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 Blind Veterans, the bungalow development is on the right. Ref A705 15/05/25

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.

