

**Bryan Davies  
+ Associates**

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**AUCTIONEERS  
●  
ESTATE AGENTS**

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## 20 Ascot Court Carmen Sylva Road, Craig-Y-Don, Llandudno, Conwy, LL30 1LZ



£117,500



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS IS A VERY CLEANLY PRESENTED SECOND FLOOR ONE BEDROOM PURPOSE BUILT APARTMENT built circa 1981 by Pochin Homes situated on the Craig y Don promenade within easy level walking distance of the local shops and approximately 1 mile of Llandudno town centre. The accommodation briefly comprises:- front door to hall; steps and lift lead to floor 2; self contained door to hall; lounge; kitchen with modern units; good sized bedroom and 3 piece en-suite bathroom with over bath shower. The property features electric heating and double glazed windows. Outside there is secure parking under the building for one car plus visitors spaces and a small communal seating area to the rear. The property is held on a leasehold tenure over 999 term from 1981 with a ground rent of £25. The service charge for 2026 is £444 per quarter total of £1760 per annum and is run by the residents.

NO LETTINGS  
NO PETS

The accommodation comprises:-  
Step into the:-

#### COMMUNAL ENTRANCE

With security intercom entry phone, stairs and lifts to all floors.

#### SECOND FLOOR PERSONAL DOOR TO APARTMENT 20

##### HALL

Wall mounted intercom entry phone, telephone point, electric meter, coving.

##### LOUNGE 16'11"x 12'6" (5.16x 3.83)



Adam's style fire surround with marble back and hearth, inset electric coal effect fire, display mantle, tv point, 2 wall light points, coving, double glazed windows, economy 7 heater.



##### KITCHEN 12'1" x 8'1" (3.70 x 2.48)



Fitted range of wood effect fronted base, wall and drawer units with round edged work tops, incorporating 1½ bowl sink unit with mixer taps, integrated 'Diplomat' electric oven and 4 ring ceramic hob with stainless steel splashback and cooker hood over, plumbing for washing machine, space for fridge/freezer, matching breakfast bar, wall tiling, coving, double glazed window, lino flooring.



**BEDROOM 14'3" x 12'10" plus en suite (4.35 x 3.93 plus en suite)**



Economy 7 heater.



**TILED EN-SUITE 3 PIECE BATHROOM**



White suite comprising panelled bath with mixer tap, electric 'Mira' shower over, pedestal wash hand basin, close coupled WC, mirror with display shelf and shaver point, wall mounted electric heater, extractor, airing cupboard with hot water tank and slatted shelving, non slip flooring.

**PARKING**

There is one allocated parking space below the building accessed via an electric gate.

**OUTSIDE**

There is a small communal outside seating area.

**COUNCIL TAX**

Is 'C' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

**TENURE**

The property is held on a LEASEHOLD tenure over a 999 year term from 1981, with a ground rent of £25.00 per annum.

**SERVICE CHARGE**

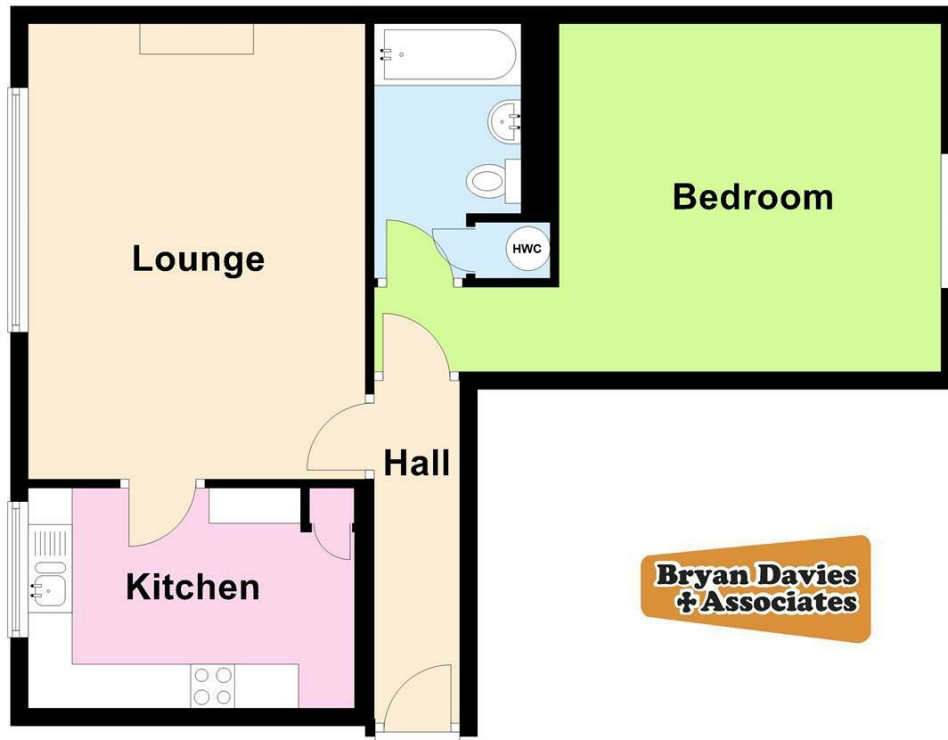
The annual service charge for 2026 is £1760 payable at £444 per quarter, managed by the residents.

**AWAITING EPC**

**AWAITING FLOOR PLAN**

## Second Floor

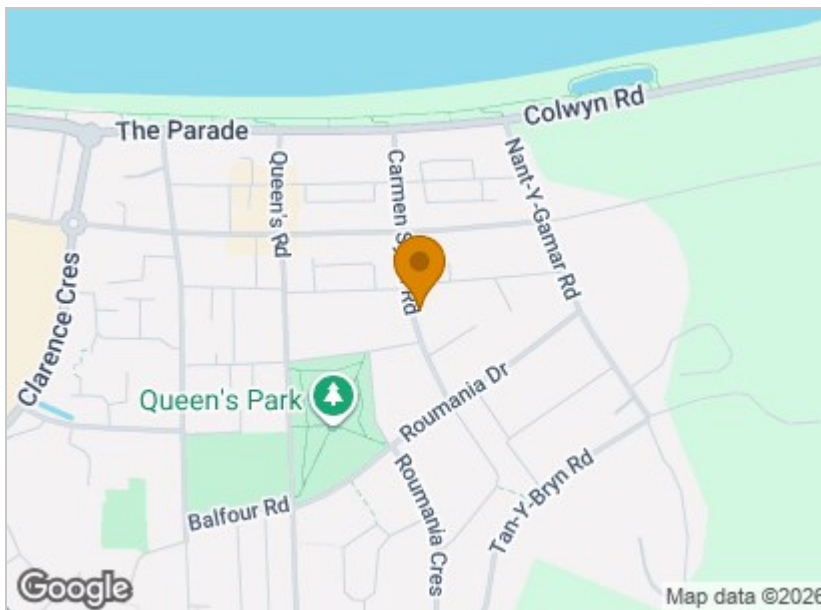
Approx. 59.8 sq. metres (643.8 sq. feet)



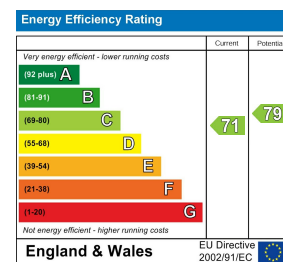
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Total area: approx. 59.8 sq. metres (643.8 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed to the promenade and turn right, past Venue Cymru and continue along the promenade for approximately 650 yards and the property can be viewed on the right hand side. Ref A823 09/01/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

