

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**22 Cwrt Sant Tudno, Clarence Road, Craig y Don,
Llandudno, LL30 1BZ**



No Onward Chain £87,500

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www.bdahomesales.co.uk

A CLEANLY PRESENTED FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT, SITUATED AT THE FRONT OF THE BUILDING AND AT THE BEGINNING OF THE CRAIG-Y-DON END OF LLANDUDNO, ON THE LEVEL AND WITHIN ½ MILE OF MOSTYN CHAMPNEY'S RETAIL PARK AND ACCESS INTO LLANDUDNO WITH LOVELY VIEWS TO THE GREAT AND LITTLE ORME.

The Property is held on a Leasehold Tenure over 125 years from the 1st March, 2002 with an annual Ground Rent of £700.00. The annual Service Charge for Flat 22 is £7,407.90 per annum from 1st September 2025 - 31st August 2026. Minimum age for occupation is 60 years old.

NO PETS ALLOWED

The accommodation comprises:

COMMUNAL ENTRANCE

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

ESTATE MANAGERS OFFICE

ENTRANCE HALL

With handrail and storage heaters.

RESIDENTS COMMUNAL LOUNGE

With gallery at the first floor level, French doors 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.

THE GUEST SUITE

Available for relatives or friends. A charge is payable for its use.

RESIDENTS LAUNDRY AND IRONING ROOM



Automatic washing machines and tumble driers plus a sink for hand washing.

BATTERY CAR STORE ROOM

Power point for re-charging, subject to availability.

REFUSE ROOM

FIRST FLOOR

FRONT DOOR TO APARTMENT 22

With spyhole.

HALL

Coving, wall mounted intercom call system, storage/cloaks cupboard with shelving, fuse box and hot water tank

DOUBLE ASPECT LOUNGE/DINING ROOM 18'1" x 10'5" (5.53m x 3.19m)



T.V. and telephone point, 2 x 'Fischer' electric radiators, coving, emergency pull cord, double aspect upvc double glazing and secondary double glazed window with open views to the promenade, Llandudno Bay and the Great Orme, doorway through to kitchen.



KITCHEN 9'2" x 8'4" (2.81m x 2.55m)



Re-fitted light beech effect fronted base, wall and drawer units with under unit lighting and round edged worktops incorporating single drainer sink unit and mixer tap, 4 ring ceramic hob and 'Hotpoint' electric oven, space for fridge/freezer, cooker hood, display shelving, plumbing for dishwasher, tile effect flooring, side aspect upvc double glazed and secondary double glazed window, views to the Little Orme.

BEDROOM 15'2" x 10'5" max (4.63m x 3.20m max)



Including built-in double wardrobe with hanging rails and shelving, corner triple wardrobe, drawers, top cupboards, display shelving, tv and telephone point, coving, electric heater, upvc double glazed window and secondary double glazed window to front, emergency pull cord.



4-PIECE BATHROOM



Coloured suite comprising vanity wash hand basin and wall mounted cabinets with mirror and shelving, shower area with drench shower, close coupled wc, extractor, coving, wall tiling, emergency pull cord, non slip flooring, wall mounted electric heater.

OUTSIDE

COMMUNAL GARDENS



Gardens and external areas are maintained for the enjoyment of all residents; there are patio areas and well stocked borders.

LARGE CAR PARKING AREA

Is available 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 an annual ground rent of £690.26 payable half yearly at £395.13

SERVICE CHARGE

The annual service charge for Flat 22 is £7,407.90 from 1st September 2025 to 31st August 2026.

COUNCIL TAX

COUNCIL TAX BAND Is 'D' as obtained from www.conwy.gov.uk

First Floor

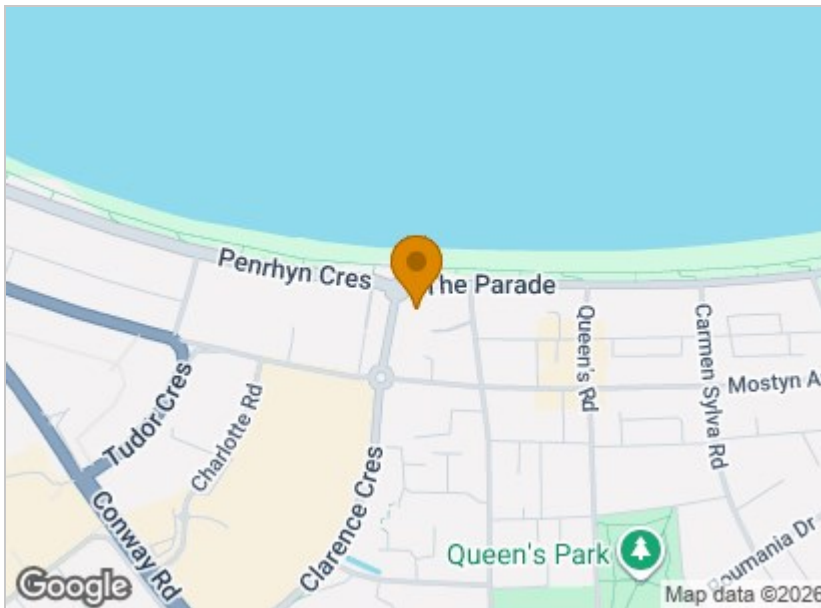
Approx. 52.8 sq. metres (568.2 sq. feet)



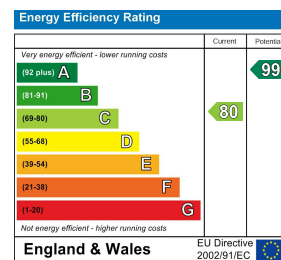
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Total area: approx. 52.8 sq. metres (568.2 sq. feet)

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 the right hand side just after the roundabout. The entrance to the building is found by turning right into Clarence Road and right again into the car park. Ref: A822 09/01/26

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.

