

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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**25 The Dorchester, Craig Y Don Parade, Craig Y Don,
Llandudno, Conwy, LL30 1BN**



No Onward Chain £310,000

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www.bdahomesales.co.uk

THIS LUXURY BLOCK OF ONE, TWO AND THREE BEDROOM APARTMENTS WERE COMPLETED CIRCA 2006 - situated on the Promenade at the Craig y Don end of Llandudno with panoramic views to the Great Orme and Llandudno Bay and at the rear to Craigside and Nant y Gamar Mountain.

THE APARTMENT IS SITUATED ON THE FOURTH FLOOR AND BENEFITS FROM A BALCONY OVERLOOKING THE SEA, UPVC DOUBLE GLAZED WINDOWS.

The accommodation briefly comprises:- front door to shared hall; with stairs and lift to the fourth floor; personal door to reception hall; open lounge/dining/kitchen with integrated appliances and patio door to the balcony with views; large principal bedroom with en-suite 3-piece shower room; double sized second bedroom; 3-piece family bathroom with over bath shower. Outside - communal garden area and drive with security gates leads to a garage and carport as well as a gym for the residents. The property is held on Leasehold Tenure over a 999 year term from January, 2004 with a Fixed Ground Rent of £300.00 per annum. Service Charge is paid bi-annually every 6 months and the sellers advise the present charge is £1,250.00.

NO PETS ALLOWED - NO HOLIDAY LETTING

UNDER FLOOR HEATING

The accommodation comprises:-

COMMUNAL ENTRANCE

With security intercom entry phone.

STAIRS AND LIFT TO THE FOURTH FLOOR

PERSONAL DOOR TO APARTMENT 25

HALL

Wall mounted security intercom entry phone, coving.

BOILER ROOM

With fuse box. Recently installed electric boiler for under floor heating.

LOUNGE/DINING ROOM/ KITCHEN 21'6" x 18'10" (6.57m x 5.76m)



LOUNGE/DINING ROOM



With TV and telephone point, coving, wall mounted intercom entry phone, separate store room light off the lounge, single opening upvc double glazed door to:-

BALCONY



Paved with glass balustrade, views across Llandudno Bay to The Great and Little Orme.

VIEW FROM BALCONY

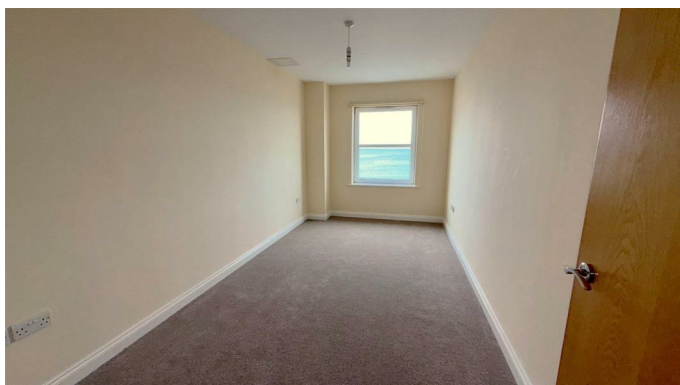


KITCHEN



With fitted Light Beech effect fronted base, wall and drawer units with round edge worktops and under lighting, glass display cabinets, integrated 'Hotpoint' oven and 4 ring gas hob with stainless steel cooker hood over, integrated 'Beko' fridge/freezer, 'Hotpoint' washing machine and dishwasher, wall and floor tiling, recessed downlighters to ceiling, coving.

BEDROOM 1 20'11" x 9'8" (6.4m x 2.95m)



TV and telephone point, upvc double glazed window with Great and Little Orme views.

TILED EN-SUITE 3 PIECE SHOWER ROOM



Comprises double shower stall with mains shower, recessed downlighting, extractor, wash hand basin and mixer tap, close coupled w.c, tiled display shelf, floor tiling.

BEDROOM 2 16'7" x 8'4" (5.06m x 2.55m)



Upvc double glazed window with Great and Little Orme views.

3-PIECE BATHROOM



White suite comprising tiled bath, with mixer tap and shower, side screen, wash hand basin and mixer tap, close coupled w.c, tiled display shelf, floor tiling, extractor.

OUTSIDE

COMMUNAL GARDENS TO THE FRONT

REAR

CARPORT AND GARAGE 16'0" x 9'4" (4.88m x 2.85m)

VISITORS PARKING

GYM FOR THE USE OF RESIDENTS



TENURE

The property is held on LEASEHOLD Tenure over a 999 year term from January, 2004 with a Fixed Ground Rent of £300.00 per annum.

SERVICE CHARGE

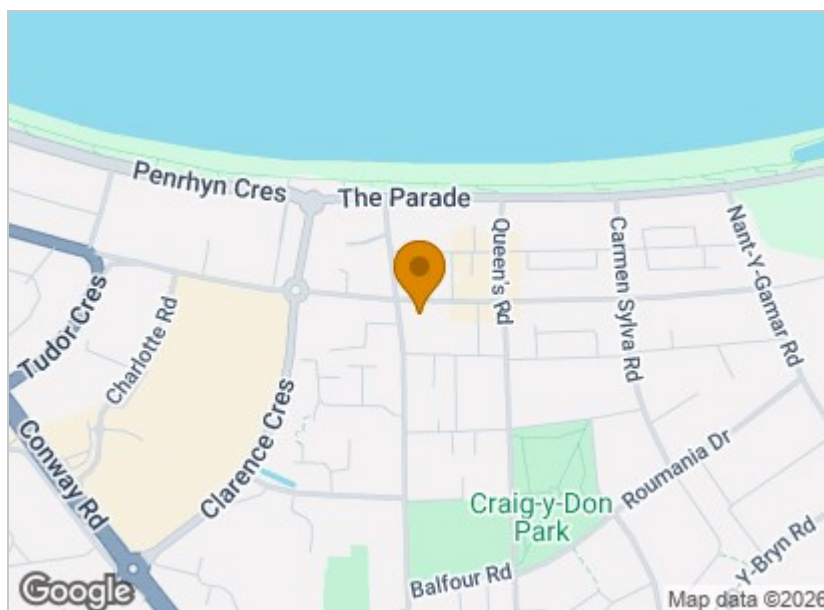
Service Charge is paid bi-annually every 6 months and the sellers advise the present charge is £1,250.00 per 6 months.

COUNCIL TAX BAND

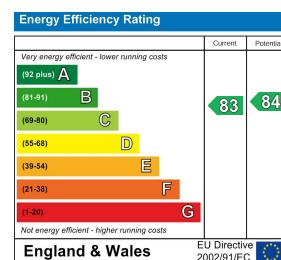
Is 'G' as obtained from www.conwy.gov.uk



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 700 yards and the property can be viewed on the right hand side. Ref A484 11/04/26 REV 20/07/26

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.

