

**Bryan Davies  
+ Associates**

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**AUCTIONEERS  
●  
ESTATE AGENTS**

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



**No Onward Chain £73,500**

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

A CLEANLY PRESENTED FIRST FLOOR RETIREMENT APARTMENT, SITUATED AT THE REAR 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. Some key features to this property are listed below. The Property is held on a Leasehold Tenure over 125 years from the 1st March, 2002 with an annual Ground Rent of £350.00. The annual Service Charge for Flat 30 is £7,136.50p per annum from 1st September 2024 - 31st August 2025. 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.

#### COMMUNAL ENTRANCE

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#### ESTATE MANAGERS OFFICE

#### ENTRANCE HALL

With handrail and storage heaters.

#### RESIDENT'S COMMUNAL LOUNGE



With gallery at the first floor level, French doors opening to the garden, sea views.

#### FUNCTION ROOM



#### RESIDENT'S DINING ROOM/RESTAURANT



Open daily from noon until 2.30pm for lunch with a choice of menu for owner's and their guests, morning coffee and afternoon tea.

#### THE GUEST SUITE

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

#### RESIDENT'S 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 30

with spy hole.

#### HALL

Entry phone system, intruder alarm system, coved ceiling, smoke alarm, walk-in cupboard with meters, shelving and hot water heating boiler.

#### DOUBLE ASPECT LOUNGE 15'1" x 10'5" (4.62m x 3.18m)



Maximum, modern electric radiator, fire surround with electric fire, coved ceiling, TV and telephone points, UPVC double glazed window with views to the gardens.

#### KITCHEN 9'1" x 8'3" (2.78m x 2.54m)



Range of beech effect fitted wall and base units with round edged worktops, stainless steel sink, partly tiled

walls, built-in oven and ceramic electric hob with overhead cooker hood, space for fridge, 'Creda' wall heater, upvc double glazed window with electric opener.

#### BEDROOM 1 13'1" x 10'5" (4.01m x 3.18m)



Plus built-in wardrobe with hanging rail and shelving, coved ceiling, TV and telephone points, Economy 7 heater, upvc double glazed windows with views to the gardens, pull cord for emergencies.

#### 4-PIECE BATHROOM



Modernised suite comprising panel bath, vanity wash hand basin, low level w.c., walk in shower, tiled walls, coved ceiling, extractor fan, wall mounted 'Creda' heater, heated towel rail, emergency pull cord, ladder style towel warmer.

## OUTSIDE - 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 daily first come first served basis.

## TENURE

LEASEHOLD - over 125 year term from 1st March, 2002 with an annual Ground Rent of £350.00.

## SERVICE CHARGE

The annual service charge for Flat 30 is £7136.50 from 1st September 2024 to 31st August 2025.

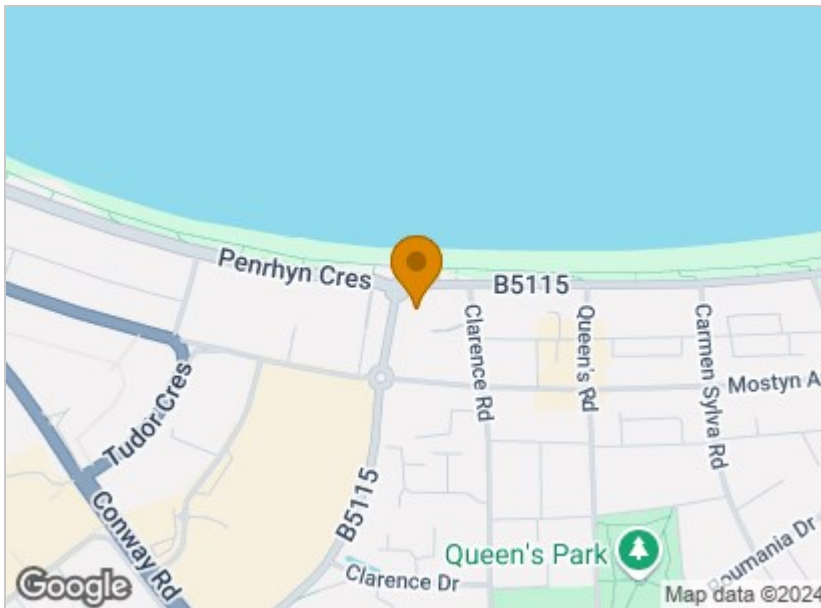
## COUNCIL TAX BAND

Council Tax Band is 'D' - obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)

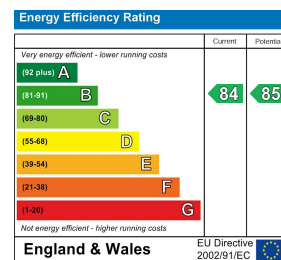
Approx. 49.2 sq. metres (529.6 sq. feet)



#### 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. A279 29/08/23 Rev 06/09/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

