

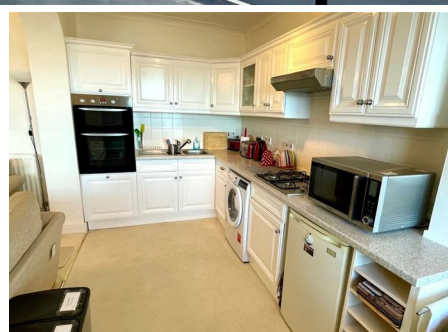
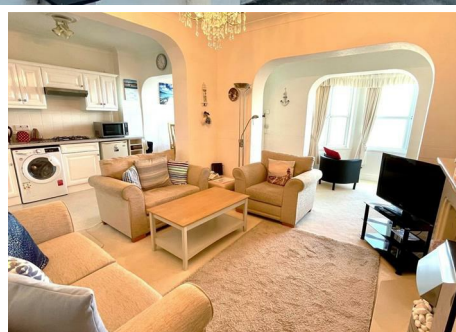
**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

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

## 5 Amalfi Court Craig Y Don Parade, Craig y Don, Llandudno, Conwy, LL30 1BH



**SEA VIEWS £185,000**

 2  1  1  B

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



A VERY NICELY UPDATED FIRST FLOOR APARTMENT which is situated on the Craig y Don Promenade with views into Llandudno Bay, to the Great Orme and Pier, on the level and within walking distance of local shops and approximately 1¼ miles of Llandudno Town Centre. The accommodation briefly comprises:- shared vestibule with security intercom leading to shared hall; staircase and lift to the First Floor self-contained door to Flat 5; hall; open plan lounge/dining/kitchen with archway to bay window with views; 2 double sized bedroom and a 4 piece bathroom including large separate shower stall. The property features gas fired central heating from a modern boiler, upvc double glazed windows. Outside - an unmade road from the rear leads to a single car garage - not easily accessible for a car. The property is held on Leasehold Tenure over a term of 999 years from 1989. Ground Rent of £50.00 per annum. Maintenance for 2025/26 is approximately £1,060 per annum (£530.00 payable every 6 months).

INTERNAL INSPECTION IS RECOMMENDED

PETS ARE ALLOWED (SUBJECT TO MANAGER'S DISCRETION) - NO LETTING ALLOWED

The Accommodation Comprises:-

**COMMUNAL ENTRANCE PORCH**

With security intercom entry phone to:-

**COMMUNAL ENTRANCE HALL**

Stairs and lift to all floors.

**PERSONAL DOOR TO APARTMENT 5**

**HALL**

Deep coving, radiator, walk in cloakroom with built in storage cupboard with fuse box and display shelving.

**OPEN PLAN LOUNGE/DINING/KITCHEN 18'4" x 16'1"**  
(5.60m x 4.92m)

**LOUNGE AREA**



Fireplace and hearth with inset pebble effect electric fire, TV point, telephone point, coving, double radiator, arch through to :-



**SITTING AREA WITH BAY WINDOW**



Upvc double glazed bay window with views across Llandudno Bay to the Great Orme Bay with access door through to Bedroom.



**KITCHEN AREA**



Fitted range of white fronted base, wall and drawer



unit and glass fronted units with round edged worktops and under unit display lighting, incorporating 1½ bowl sink unit with mixer taps, integral double electric "Indesit" oven and grill, 4 ring "Logik" gas hob with cooker hood over, integrated washing machine, plumbing for dishwasher, space for fridge, wall tiling, arch and step up to :-



#### DINING AREA



Wall mounted "Worcester" combination gas fired central heating and hot water boiler, UPVC double glazed windows with views.

#### BEDROOM 1 16'1" x 10'1" (4.91m x 3.09m)



Coving, TV point, UPVC double glazed window with views, interconnecting door to seating area, double radiator.



#### BEDROOM 2 15'1" x 10'1" (4.61m x 3.09m)



3 fitted double wardrobes, including drawers and top cupboards, coving, double radiator, extractor fan in the top cupboard. (No window)

#### 4-PIECE BATHROOM



Corner bath, large double shower stall with mains shower, pedestal wash hand basin with mirror and light over W.C, plumbing for bidet, wall tiling, extractor, double radiator



#### OUTSIDE

Communal hallways and owners storage room, garage accessed via unmade rear service road .

#### COUNCIL TAX BAND

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

#### TENURE - LEASEHOLD

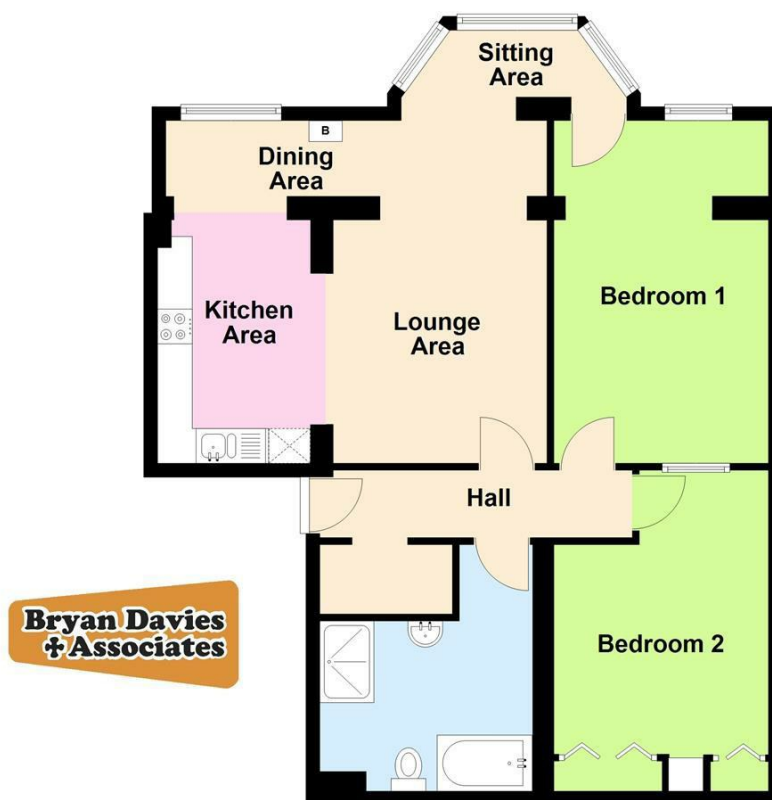
The property is held on Leasehold Tenure over a term of 999 years from 1989. Ground Rent of £50.00 per annum.

#### MAINTENANCE CHARGE

For 2025/26 is approximately £1,060 per annum (£530.00 payable every 6 months).

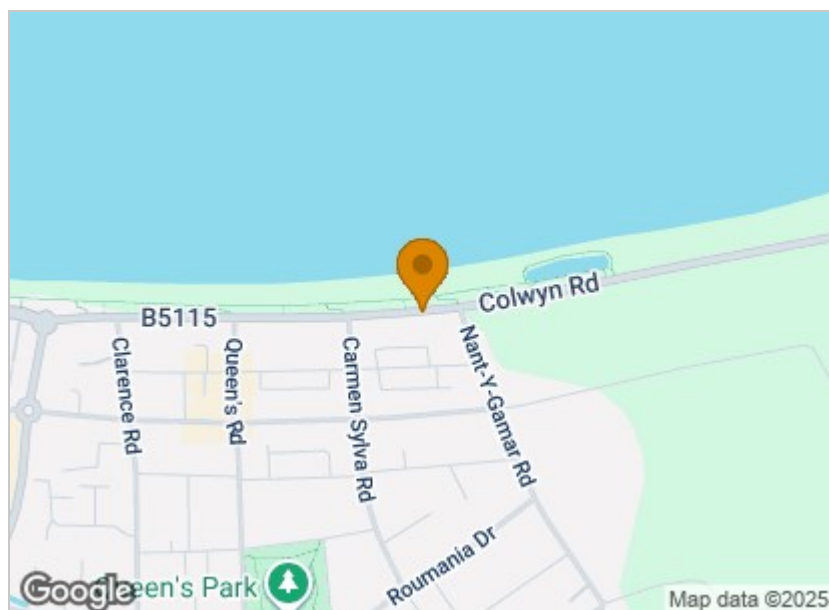
## First Floor

Approx. 77.0 sq. metres (828.7 sq. feet)

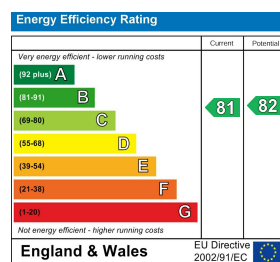


Total area: approx. 77.0 sq. metres (828.7 sq. feet)

### 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 700 yards and the property can be viewed on the right hand side. REF: A657 12/03/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

