

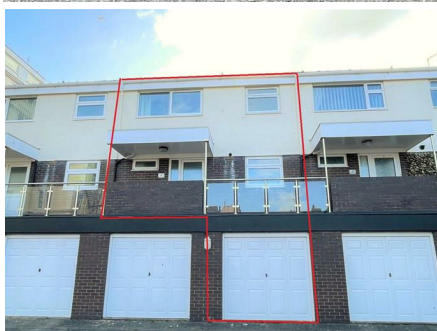
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**AUCTIONEERS  
●  
ESTATE AGENTS**

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## 2 Crescent Court Nevill Crescent, Llandudno, Conwy, LL30 1AT



**No Onward Chain £160,000**

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

THIS FIRST AND SECOND FLOOR THREE BEDROOM MAISONETTE/TOWNHOUSE is situated just behind the promenade with easy access to the local shops, Parc Llandudno with Marks and Spencer and Boots, also Mostyn Champneys Retail Park, in this purpose built block which was built in the early 1970's. The accommodation briefly comprises:- external staircase to first floor; self contained door to No.2; entrance hall; 2-piece cloakroom; open plan lounge/dining room with sliding patio door to the south eastly facing balcony; kitchen; open tread staircase from the lounge/dining area leads to the first floor landing; 3 bedrooms and a 4-piece shower room. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside there is a single car garage. The property is held on a Leasehold Tenure over a 999 year term from 1922. We understand that the maintenance charge for 2025 is in the region of £1,500 per annum. Ground Rent is £19.25 per annum.

NO SUBLETTING AND NO HOLIDAY LETTING ALLOWED  
THERE IS A PRIVATE GATE ACCESS TO THE PROMENADE  
PETS ALLOWED SUBJECT TO MANAGEMENT CONSENT

#### The Accommodation Comprises:-

External steps up to First Floor walkway.

Upvc double glazed FRONT DOOR  
To:-

#### HALL

Coved ceiling, double radiator.

#### 2-PIECE CLOAKROOM

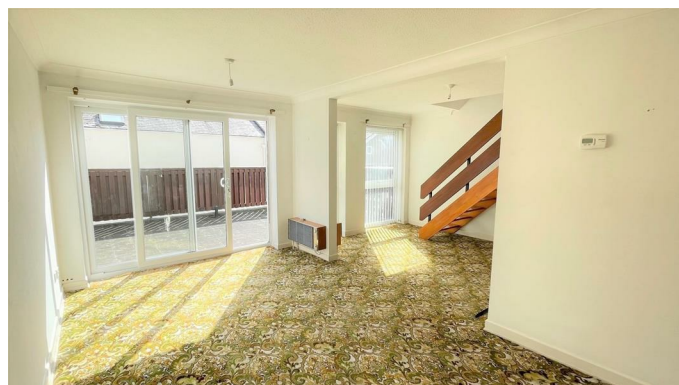


In White, wall tiling, upvc double glazed window, radiator.

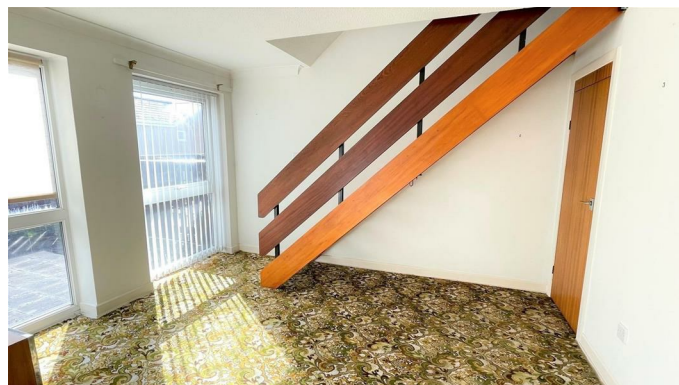
#### LOUNGE AREA 16'3" x 9'3" (4.96m x 2.82m )



Recently installed upvc double glazed sliding patio door to the balcony, 'Ideal Standard' heater.



#### DINING AREA 12'2" x 9'1" (3.72m x 2.77m )



Including open tread staircase, upvc double glazed window's, 'Ideal Standard' heater, cloaks cupboard with electric meter.



**KITCHEN 9'0" x 8'3" (2.76m x 2.54m )**



Stainless steel sink, base and wall units, worktops, upvc double glazed window, double radiator, 'Worcester' gas fired combination central heating and hot water boiler.

**BALCONY 19'10" x 12'4" (6.06m x 3.78m )**

Accessed from the Lounge Area, south eastly facing.

**TOP FLOOR**

Access to roof space.

**BEDROOM 1 11'11" x 10'4" (3.64m x 3.17m)**



Including built-in full length wardrobes, upvc double glazed window, radiator.

**BEDROOM 2 9'9" x 8'9" (2.98m x 2.67m )**



Upvc double glazed window, radiator, built-in cupboard with shelves.

**L-SHAPED BEDROOM 3 8'9" x 8'2" overall (2.68m x 2.51m overall)**



Built-in cupboard and dressing table, upvc double glazed window, radiator.

**4-PIECE SHOWER ROOM BY DOLPHIN**



Shower stall with mains shower, vanity wash hand basin, bidet and close coupled w.c, wall tiling, shaver point, upvc double glazed window, radiator.

**OUTSIDE**





#### LIMITED VISITORS PARKING

GARAGE 20'5" x 8'4" (6.24m x 2.56m)

Up and over door.

#### PRIVATE GATE ACCESS TO THE PROMENADE



#### TENURE -

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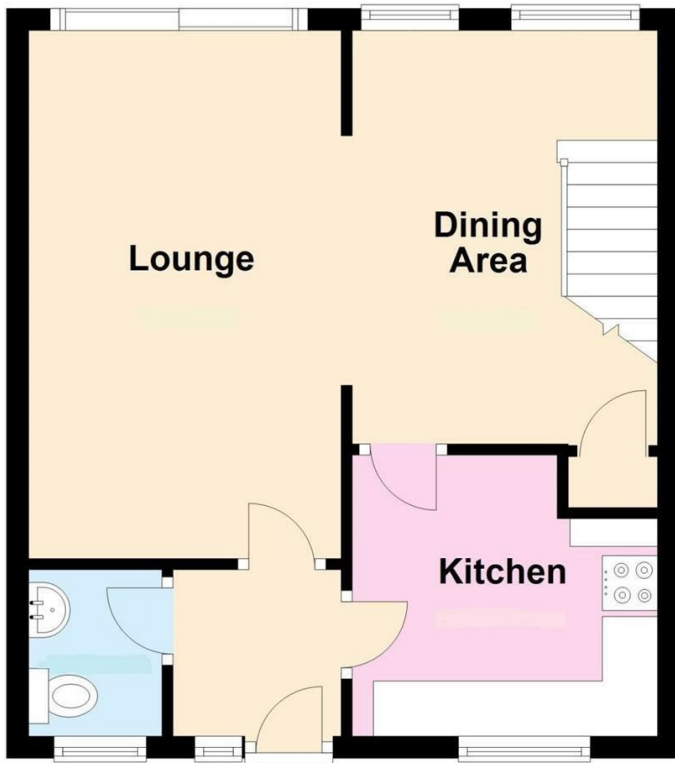
#### COUNCIL TAX

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



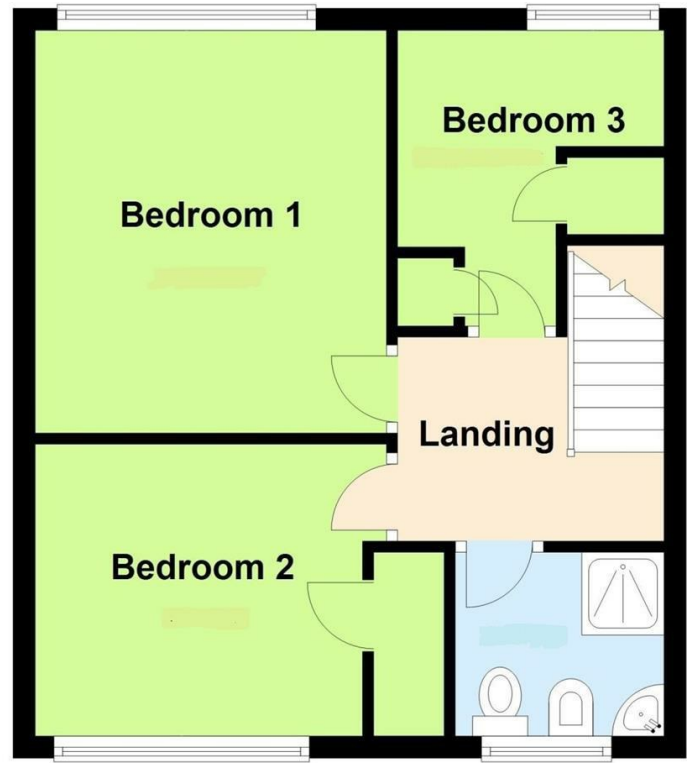
## Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)

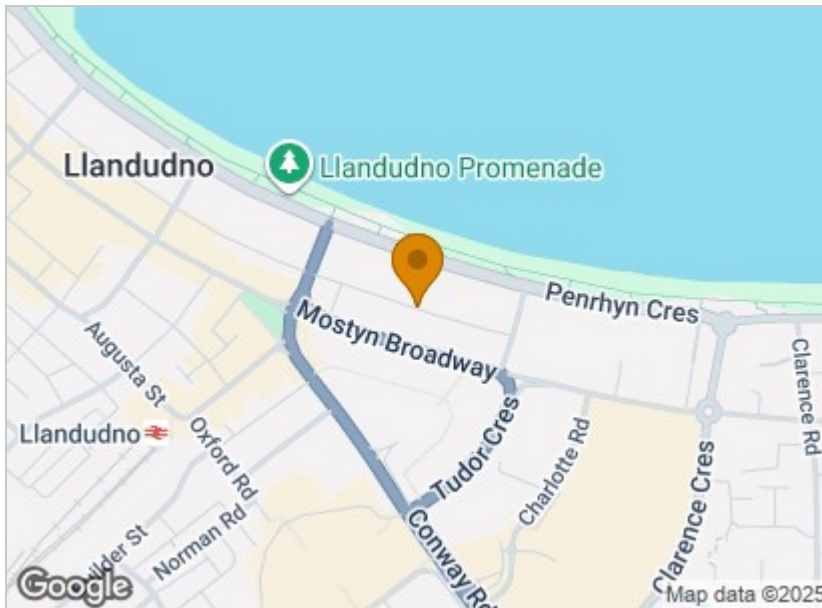


## First Floor

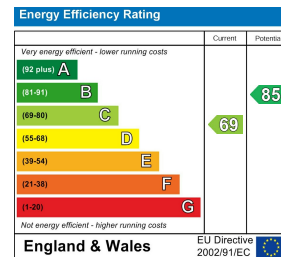
Approx. 36.5 sq. metres (392.8 sq. feet)



## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed across the road heading for the promenade, after passing 'Starbucks' take the 1st turning right onto Adelphi Street, and Crescent Court can be viewed on the left hand side within 150 yards. A203 05/04/23 REV 25/06/25

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.

