

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
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AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

Flat 4, Clarence Court, Clarence Road, Craig y Don,
Llandudno, Conwy, LL30 1TQ



No Onward Chain £125,000



www.bdahomesales.co.uk

THIS TWO BEDROOM PURPOSE BUILT FIRST FLOOR APARTMENT has a lovely position in the heart of Craig y Don and is within easy walking distance of the park, local shops, promenade, Venue Cymru, Primary School, Craig y Don Medical Centre and Community Centre, The accommodation briefly comprises:- entrance to hall; stairs to first floor; lounge/dining room; kitchen with fitted gloss units; 2 bedrooms and a 3-piece shower room. The property features Economy 7 electric heating and upvc double glazed windows. Outside - communal gardens. There is a garden shed and power connected, allocated parking space.

PETS ALLOWED
SUBLETTING ALLOWED
NO HOLIDAY LETTING

The Accommodation Comprises:-

Double Glazed FRONT DOOR

To:-

HALL

Wood effect flooring, meter cupboard and storage with shelving, staircase with 'Acorn' stairlift fitted February 2025 leads to:

FIRST FLOOR LANDING

Upvc double glazed window.

Glazed door to:-

LANDING

Cloaks cupboard with hanging rail and shelving, airing cupboard with hot water tank and slatted shelving. Access to roof space.

LOUNGE 16'6" x 10'11" (5.05m x 3.35m)



Telephone and t.v point, coving, Economy 7 heater, upvc double glazed window to front.

KITCHEN 10'11" x 8'10" maximum (3.33m x 2.71m maximum)



Fitted range of Gloss fronted base, wall and drawer units with round edge worktops, inset "Blanco" porcelain sink with mixer tap, space for cooker, plumbing for a washing machine, plumbing for a dishwasher, space for fridge/freezer, double aspect upvc double glazed window, strip lights, wood effect flooring, "Dimplex" electric heater.

BEDROOM 1 11'9" x 9'1" (3.59m x 2.79m)



Upvc double glazed window to rear, Economy 7 heater, full width built-in storage with shelving, hanging rails and cupboards.



BEDROOM 2 8'2" x 7'6" (2.51m x 2.31m)



Built-in storage cupboards with shelving, upvc double glazed window, Economy 7 heater.

3-PIECE SHOWER ROOM



Comprises large shower stall with "Triton" electric shower and side screen, pedestal wash hand basin and mixer tap, close coupled w.c, medicine cabinet with shelving, deep tiled display sill, wall tiling, wall light point, upvc double glazed window.

OUTSIDE

Communal gardens with seating areas. Flat 4 seating area to the rear. Garden shed/tool storage with power.

PARKING

There is one allocated parking space to the front of the property.

TENURE:-

The property is held on LEASEHOLD Tenure.

We have been advised by the seller that they are currently in the process of extending the lease by 900 years.

MAINTENANCE CHARGE

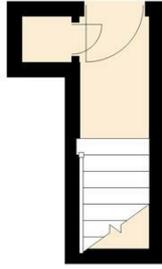
There is a maintenance charge of £40.00 per month which includes the maintenance of the building including buildings insurance.

COUNCIL TAX BAND

Is "C" obtained from www.conwy.gov.uk

Ground Floor

Approx. 3.3 sq. metres (36.0 sq. feet)



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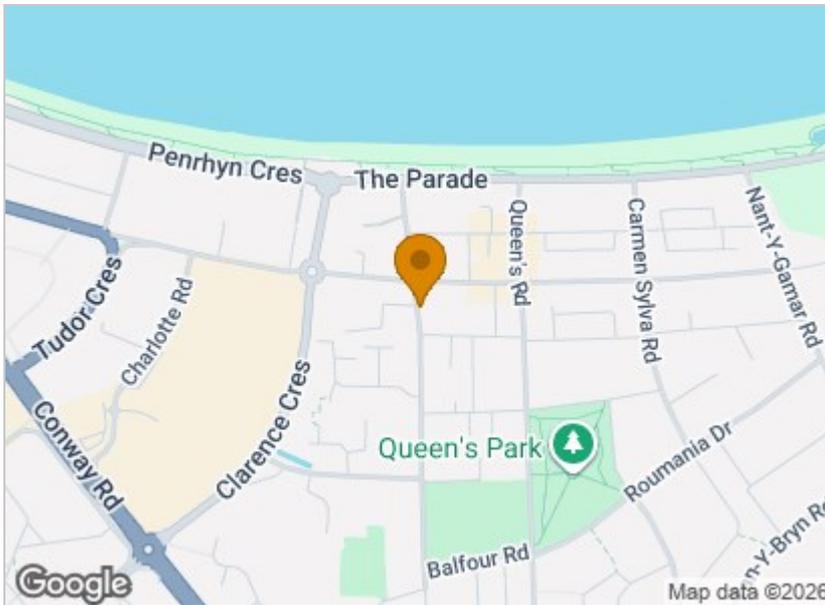
First Floor

Approx. 58.8 sq. metres (632.4 sq. feet)

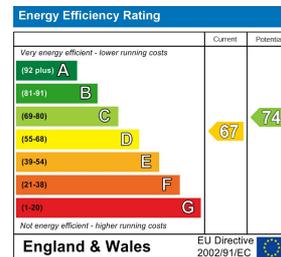


Total area: approx. 62.1 sq. metres (668.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around the Tudno Castle Hotel, file into the left hand lane, through the roundabout into Craig y Don, take the first turning on your right into Clarence Road first right alongside Springfield Nursery, follow the road down to its end and the property can be seen in front of you. Ref: A716 27/05/25 Rev 27/03/26

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.

