

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

6 Ascot Court, Carmen Sylva Road, Craig y Don,  
Llandudno, Conwy, LL30 1LZ



No Onward Chain £250,000

2 2 1 D

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

THIS IS A BEAUTIFULLY UPDATED UPPER FIRST FLOOR APARTMENT built (c1981) situated at the side of the building in a complex of 27 apartments with sea views and 80 yards to the Promenade, within easy access to local shops, Restaurants, Venue Cymru, Paddling Pool, Medical Centre, Community Centre with Tennis Court and Bowling, Schools and within 1 mile of Llandudno. The accommodation comprises:- front door to shared hall with stairs and automatic lift; self contained door to Apartment 6; inner hallway; lounge; kitchen/diner with integrated appliances; principal bedroom with en-suite bathroom; second large double sized bedroom and a family shower room. There is modern electric radiator heating and upvc double glazed windows. Outside - there is secure parking through an automatic gate to the rear of the building. The property is held on LEASEHOLD Tenure over a 999 year term from November 1981. Service charge from March 2024 is approximately £440 per quarter and includes the Ground Rent of £25.00.

NO PETS ALLOWED  
NO SUBLETTING ALLOWED  
NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises:-

Steps to ENTRANCE DOOR  
With intercom.

STAIRS AND LIFT TO UPPER FIRST FLOOR

PERSONAL DOOR TO APARTMENT 6

ENTRANCE HALL

INNER HALLWAY  
With intercom, double radiator.

LOUNGE 23'7" x 13'5" (7.21m x 4.11m)



Upvc double glazed dual aspect window with lovely sea views towards Llandudno Promenade, 2 double radiators.

VIEW FROM LOUNGE



KITCHEN/DINING AREA 17'8" x 10'3" (5.40m x 3.13m)



Modern base, wall and drawer units in cream gloss with rolled edge worktops and splashbacks, 1½ bowl sink and stainless steel mixer tap, integral electric double oven, integral washing machine, integral dishwasher, integral hob, fridge/freezer, wine fridge, wall tiling, upvc double glazed window, double radiator, cupboard housing electric 'Potterton' heater for central heating radiator, sea and Great Orme views.



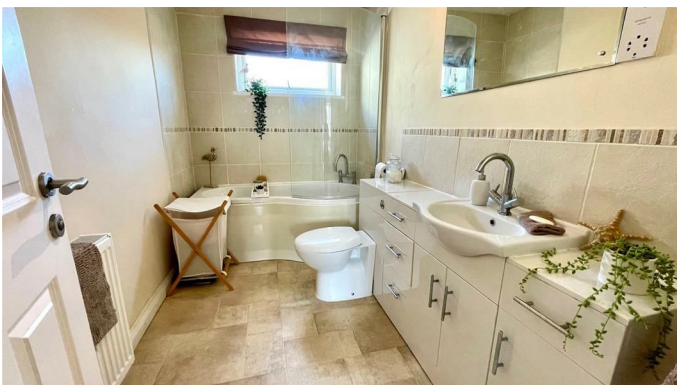


PRINCIPAL BEDROOM 17'10" x 11'2" (5.44m x 3.42m)



Side sea views. Airing cupboard with hot water tank, immersion heater for hot water, and shelving.

PART TILED EN-SUITE BATHROOM



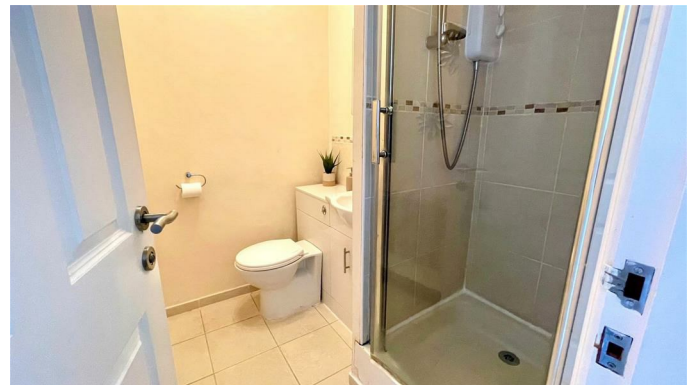
P-shaped bath, vanity unit with wash hand basin and wc, double radiator.

BEDROOM 2 16'3" x 9'11" (4.97m x 3.04m)



Upvc double glazed window, double radiator, distant hill views.

PART TILED SHOWER ROOM



Shower cubicle with glass door, electric shower, vanity unit with wash hand basin and wc, mirror, extractor fan, double radiator.

OUTSIDE



Under building security parking with one allocated space and visitors parking.

COUNCIL TAX BAND

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

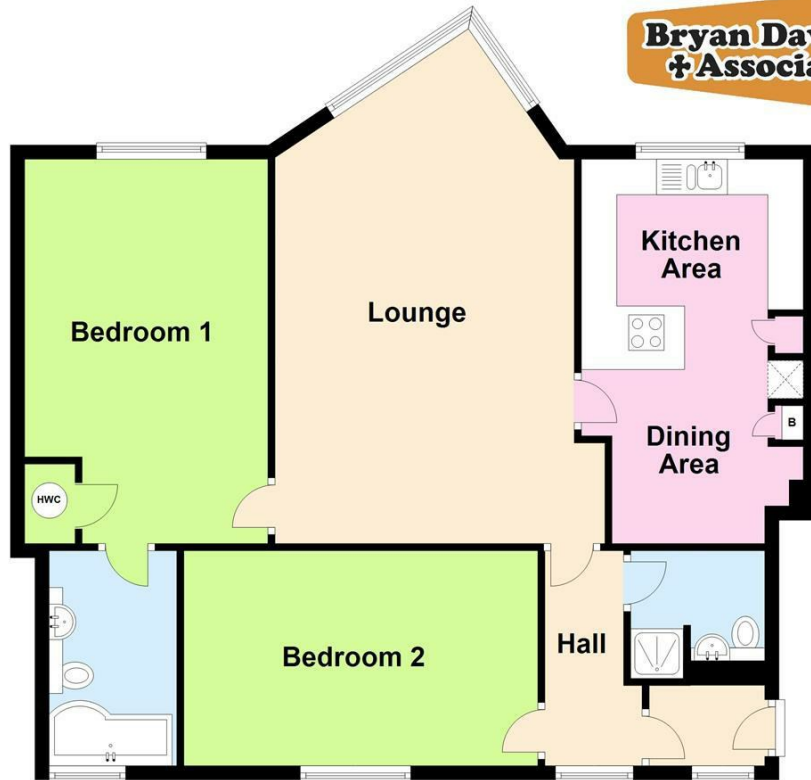
TENURE

The property is held on LEASEHOLD tenure over a 999 year term from November 1981. Service charge from March 2024 is approximately £440 per quarter and includes annual ground rent of £25.00.

## Second Floor

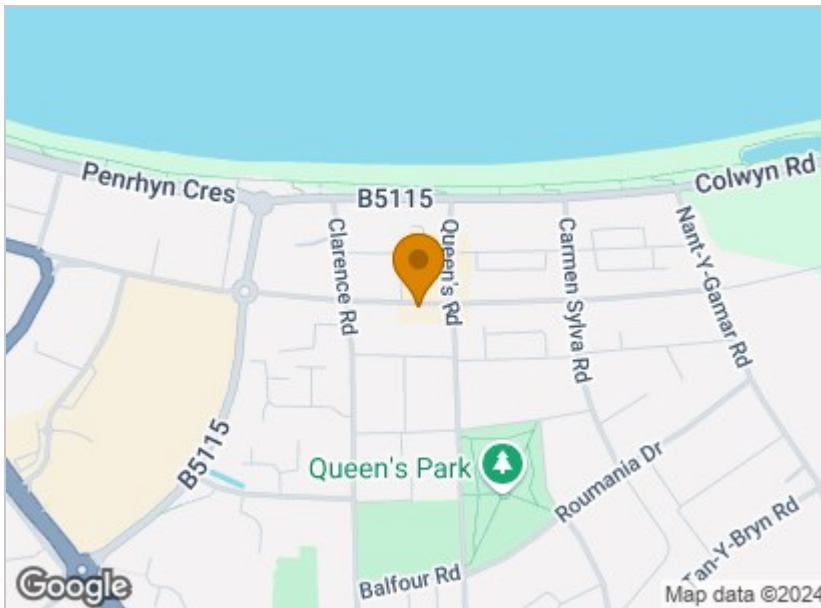
Approx. 94.5 sq. metres (1017.5 sq. feet)

**Bryan Davies  
& Associates**

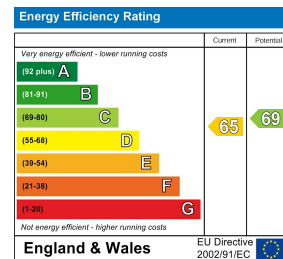


Total area: approx. 94.5 sq. metres (1017.5 sq. feet)

### 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 650 yards and the property can be viewed on the right hand side.  
Ref:A483 08/06/24

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.

