Bryan Davies + Associates

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AUCTIONEERS
•
ESTATE AGENTS

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Offers Over £100,000

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www.bdahomesales.co.uk

THIS IS A SECOND FLOOR ONE BEDROOM PURPOSE BUILT APARTMENT built c1981 by Pochin Homes situated at the rear of the building close to Craig y Don Promenade within easy level walking distance of the local shops and approximately one mile from Llandudno Town Centre.

The accommodation, which is in need of updating, briefly comprises:- front door to shared hall; steps and lift lead to second floor; self-contained door to Apartment 21; hall; lounge; kitchen/breakfast room; one bedroom with three piece shower room en-suite. The property has an 'Economy 7'electric heater in the lounge area and a 'Dimplex' fan heating in the kitchen. Outside there is secure parking through an automatic gate to the rear of the building for one car plus visitors spaces. A small communal seating area to the rear.

The property is held on a leasehold tenure over 999 term from 1981 with a ground rent of £25.00. The Service Charge for 2026 is £1,760.00 per annum, payable at £444.00 per quarter, managed by the residents.

NO ONWARD CHAIN

NO LETTINGS

NO PETS

The accommodation comprises:-

Step into the:-

COMMUNAL ENTRANCE

With security intercom entry phone, stairs and lifts to all floors.

SECOND FLOOR

SELF-CONTAINED PERSONAL DOOR TO APARTMENT 21

HALL

Security entry phone.

LOUNGE 17'1" x 10'1" (5.23m x 3.08m)

Two wall lights, 'Economy' 7 heater, hill views.

VIEW FROM LOUNGE

KITCHEN/BREAKFAST ROOM 13'2" x 7'10" (4.03m x 2.40m)

Range of base, wall and drawer units with round edge worktops incorporating stainless steel double drainer sink unit, plumbing for automatic washing machine, wall tiling, 'Dimplex' heater, wood effect flooring, window with hill views.

BEDROOM 1 13'3" x 10'2" (4.06m x 3.12m)

Fitted triple wardrobe with sliding doors, hanging rail, window with hill views.

3-PIECE SHOWER ROOM EN-SUITE

White suite comprising large shower stall with 'Triton' shower, wash hand basin, w.c., shave point, wall tiling, extractor fan, wall mounted electric heater, airing cupboard with immersion heater.

PARKING

There is one allocated parking space below the building accessed via an electric gate.

OUTSIDE

There is a small communal outside seating area.

TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 1981, with a ground rent of £25.00 per annum.

SERVICE CHARGE

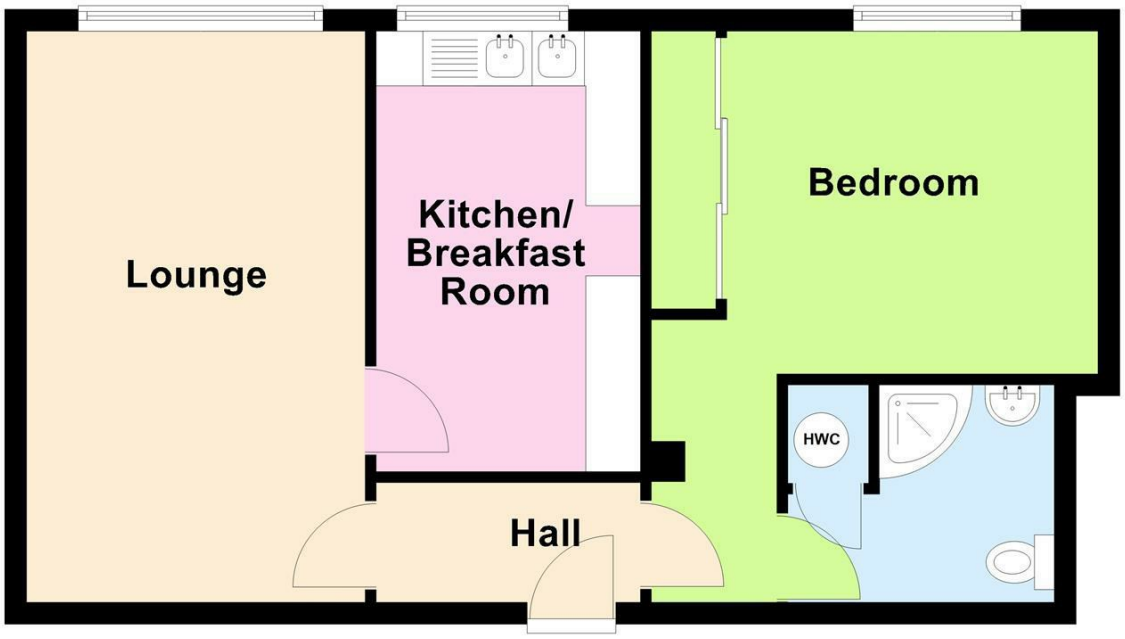
The annual service charge for 2026 is £1,760 per annum, payable at £444.00 per quarter, managed by the residents.

COUNCIL TAX BAND

Is 'C' as obtained from www,conwy.gov.uk

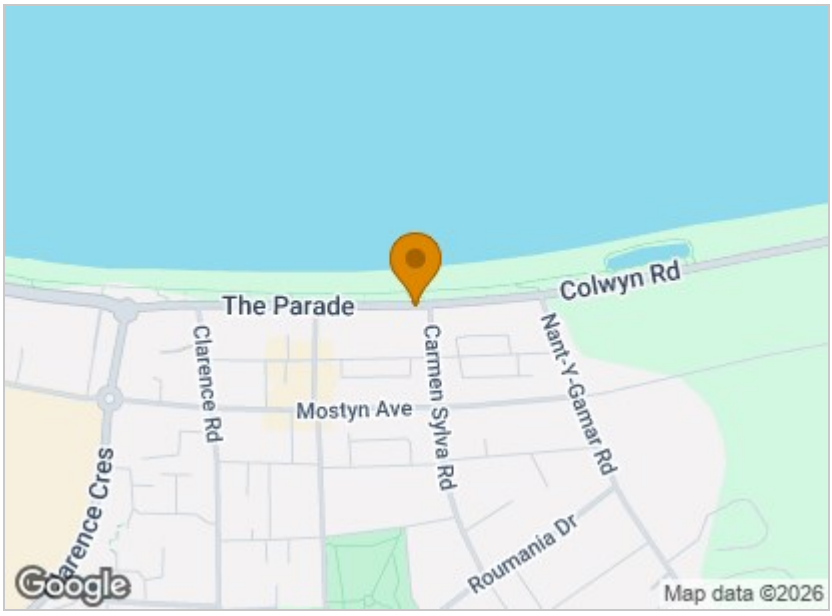
Second Floor

Approx. 50.4 sq. metres (542.4 sq. feet)

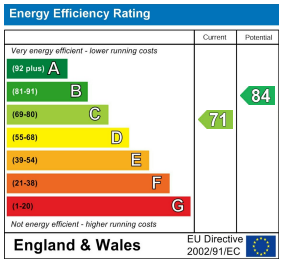


Total area: approx. 50.4 sq. metres (542.4 sq. feet)

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. A898 06/05/26 Rev 03/06/26

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.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.