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**4 Bryn Y Bia Heights, Bryn Y Bia Road, Craigside,  
Llandudno, Conwy, LL30 3BF**



**£285,000**

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THIS SPACIOUS MODERN (2009) WELL PRESENTED TWO BEDROOM GROUND FLOOR ACCESS APARTMENT has been recently renovated to a high standard with limited views towards Llandudno Bay and Great Orme.

The attractive purpose built unique period-style development with well-maintained landscaped gardens is situated in the desirable area of Craigside on the outskirts of the thriving seaside resort of Llandudno, known as 'The Welsh Riviera'. The building is accessed by a gated private driveway into a spacious car park with allocated and visitor spaces.

The accommodation briefly comprises:- hallway with storage cupboards leading to an open plan lounge/dining/kitchen with Juliet balcony; principal double bedroom with Juliet balcony and en-suite three piece shower room; second double bedroom with Juliet balcony; family bathroom. The property features electric radiators with smart controls which can also be operated remotely from 'Smartlife App'. UPVC double glazed windows throughout.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

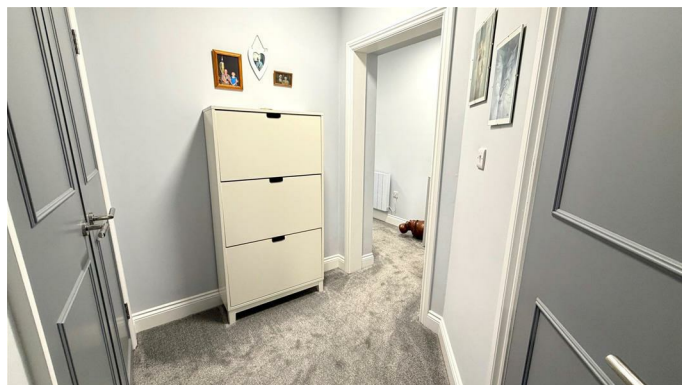
#### COMMUNAL ENTRANCE

With stairs and lifts to all floors.

Security intercom and entry phone.

#### PERSONAL DOOR TO APARTMENT 4

#### LONG HALLWAY



Wall mounted smart electric radiator; wall mounted three tier shoe locker; large built-in storage cupboard with shelving, fuse box and power points; second large cupboard with hot water tank and plumbing for a washing machine.

#### TRIPLE ASPECT OPEN PLAN LOUNGE/DINER/KITCHEN 26'8" x 12'11" (8.15m x 3.95m)

#### LOUNGE AREA



With T.V. and telephone points, two wall mounted smart electric heaters, double aspect UPVC double glazed windows and double opening UPVC double glazed doors with Juliet balcony.

#### LOUNGE TO KITCHEN/DINING AREA



#### KITCHEN AREA



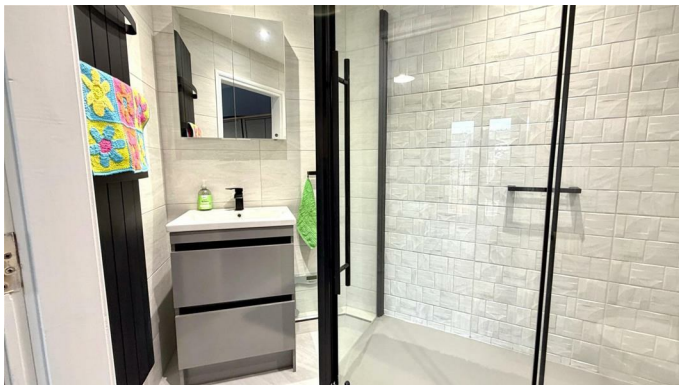
Kitchen with fitted range of dark grey fronted base, wall and drawer units with matching central island/breakfast bar, round edge wood effect worktops incorporating 1½ bowl drainer sink unit and mixer taps with 'Proboil' water heater; Hoover electric oven, microwave, dishwasher, four ring ceramic hob with gloss splashbacks and canopy extractor; space for fridge/freezer; recessed downlighting; UPVC double glazed window with view to rear garden, deep display sill, wood effect flooring.

**BEDROOM 1 12'9" x 11'2" (3.91m x 3.41m)**



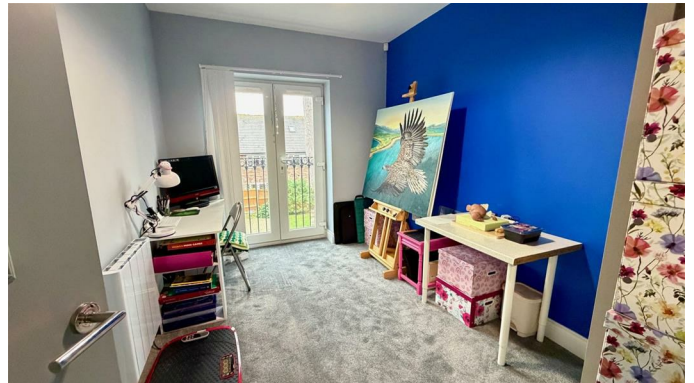
Wall mounted smart electric radiator, double opening UPVC double glazed doors with Juliet balcony and views across to Nant y Gamar.

**MODERN EN-SUITE 3 PIECE SHOWERROOM 8'2" x 5'1" (2.50m x 1.56m)**



Three piece double shower stall with mains shower and twin shower heads including drench shower head, vanity wash hand basin, wall mounted mirror fronted cabinet with light and USB ports for charging, shaver point, close coupled WC, vertical style heated towel rail, wall tiling, tile effect flooring, recessed down lighters and ceiling extractor.

**BEDROOM 2 10'10" x 8'3" (3.31m x 2.54m)**



Wall mounted smart electric radiator, double opening UPVC double glazed doors with Juliet balcony and views.

**3-PIECE BATHROOM 8'7" x 8'2" (2.62m x 2.50m)**



Comprising P-shaped bath with mixer tap and twin shower heads including drench shower, vanity wash hand basin, close coupled WC, mirror fronted cabinet with USB charge points, shaver point, shelving and light, tiled flooring, vertical style heated towel rail, recessed down lighters and extractor.

## OUTSIDE - COMMUNAL GARDEN AREAS



With shrubs, trees, lawns, paving, and seating areas.  
Communal bins in car park area.

### ALLOCATED PARKING

One allocated parking space and visitors parking areas.

### TENURE

The Tenure Is LEASEHOLD over a term of 150 years from the 1st January, 2009. Ground Rent is £250.00 per annum.

LONG TERM LETTING IS ALLOWED

NO HOLIDAY LETTINGS

NO PETS WITHOUT DIRECTORS' APPROVAL

NO SMOKING ON SITE

NO LONG TERM PARKING OF CAMPER/CARAVANS

OR COMMERCIAL VEHICLES

No noise or activities that might spoil the peaceful enjoyment of the other residents.

### MAINTENANCE CHARGE

Is £1,920.00 per annum as £160 per month which includes maintenance of all communal building areas and gardens.

### COUNCIL TAX BAND

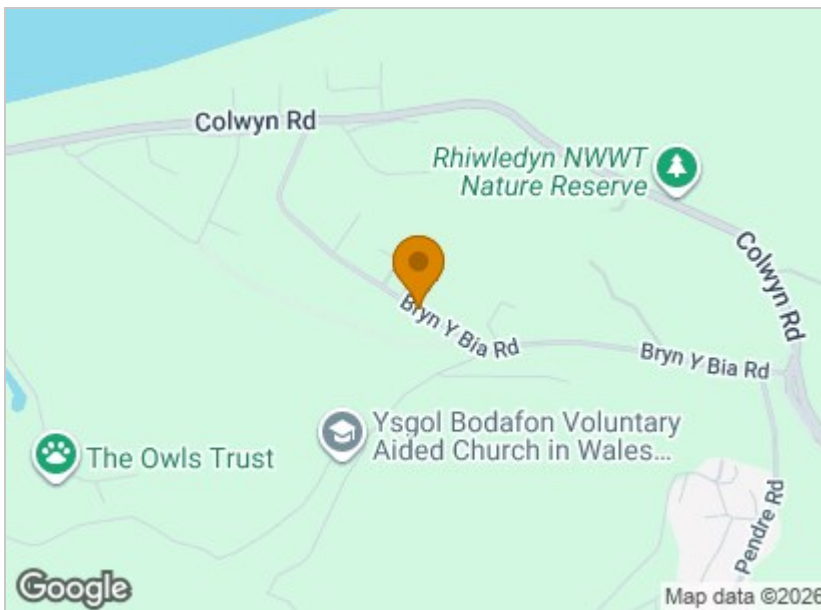
Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.

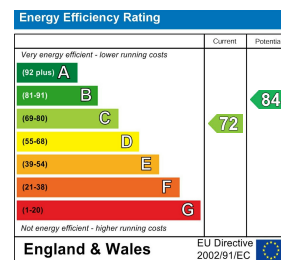


TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, turn 3rd right into Bryn y Bia Road, continue along the road for approximately 300 yards and Bryn y Bia Heights is on the left hand side. Ref: A830 24/01/26

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.

