

**Bryan Davies
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**AUCTIONEERS
●
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17 The Mistrals, Craig Y Don Parade, Craig y Don, Llandudno, Conwy, LL30 1BF



No Onward Chain £239,950

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www.bdahomesales.co.uk

THIS IS A VERY NICELY PRESENTED FIRST FLOOR APARTMENT with views to the sea from the lounge and both bedrooms, in a spacious modern c(2000) development of self-contained apartments built by 'Wainhomes Ltd'. Situated on the Craig y Don Promenade with Panoramic Views to The Promenade, and The Great and Little Orme.

The accommodation briefly comprises:- hall; lounge/dining room; fitted kitchen; main bedroom with en-suite shower room; second bedroom and three piece bathroom. The property features gas fired central heating and double glazed windows. Parking space under the building. The property is held on a Leasehold Tenure over a 999 year term from 01/12/99 with a Peppercorn Ground Rent. Maintenance for 2025 is approximately £1,800. The Lease contains a clause to say that subletting of the apartments is not permitted. NO ONWARD CHAIN

The Accommodation Comprises:-

FRONT DOOR

With security entry system to:-

COMMUNAL HALL

Post boxes, stairs and lift to all floors.

FIRST FLOOR

PERSONAL DOOR TO APARTMENT 17

Coving, wood effect flooring, radiator, storage cupboard with shelving, wall mounted security intercom, entry phone.

OPEN PLAN LOUNGE/ DINING/ KITCHEN



LOUNGE/ DINING ROOM 20'7" x 9'9" into bay window (6.28m x 2.98m into bay window)



Wood effect flooring, TV point, telephone point, coving, upvc double glazed bay window with views across to Llandudno Bay, The Great Orme and The little Orme, double radiator. Step up to :-



VIEWS FROM LOUNGE





BEDROOM 1 18'5" x 8'4" (5.62m x 2.55m)



Wooden flooring, built in wardrobe with hanging rail, upvc double glazed window to front.

EN-SUITE 3 PIECE SHOWER ROOM



KITCHEN 10'4" x 8'3" (3.16m x 2.54m)



Cream fronted base, wall and drawer units with round edge worktops, incorporating 'Electrolux' oven and 4 ring gas hob with cooker hood over, integrated fridge, 'Electrolux' washer/ drier, wall tiling, cupboard housing combination central heating and hot water boiler, wood effect flooring, spotlights.



Shower stall with 'Mira' shower , wall tiling, pedestal wash hand basin, close coupled wc, wall tiling, shaver point, mirror and display shelf, wood effect flooring, radiator, spotlight, extractor.

BEDROOM 2 14'10" x 7'9" (4.53m x 2.37m)



2 wall light points, wood effect flooring, upvc double glazed window to front.

3 PIECE BATHROOM



In white comprising panel bath with mixer tap, pedestal wash hand basin, shaver point, display shelf, close coupled wc, wall tiling, wood effect flooring, spotlights, extractor, double radiator.

OUTSIDE

LAWNED COMMUNAL GARDENS

SUNSET FROM FRONT COMMUNAL GARDENS



ALLOCATED PARKING SPACE



Under the building the allocated space is the empty one to the right.

TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 01/12/99 with a peppercorn ground rent.

MAINTENANCE CHARGE

Is £1800 per annum for 2025.

COUNCIL TAX

Is 'E' as obtained from www.conwy.gov.uk

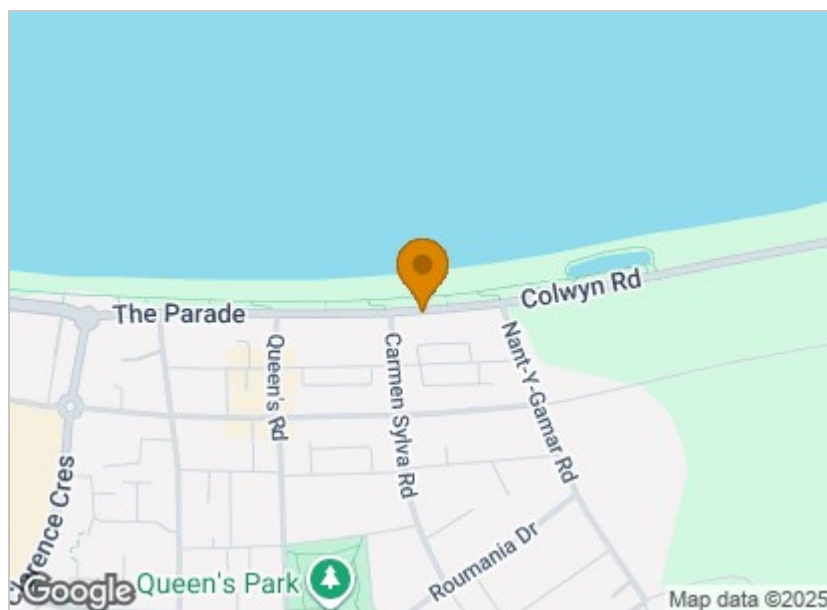
Approx Gross Internal Area
64 sq m / 689 sq ft



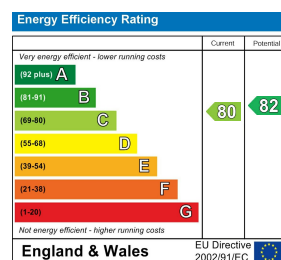
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed to the Promenade and turn right, after the mini roundabout continue along the Promenade in Craig y Don. The Mistrals can be viewed on the right hand side next to Ascot Court. Ref A798 03/11/25

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.

