Bryan Davies & Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

16 Dorchester Apartments, Craig Y Don Parade, Craig y Don, Llandudno, Conwy, LL30 1BN









Panoramic views £275,000

2 2 1 B

THIS BEAUTIFUL SECOND FLOOR APARTMENT IS IN A LUXURY BLOCK OF ONE, TWO AND THREE BEDROOM APARTMENTS - situated on the Promenade at the Craig y Don end of Llandudno with panoramic views to the Great Orme. The accommodation briefly comprises:- hall; open plan lounge/dining/kitchen; fitted and equipped kitchen; 2 bedrooms; re-fitted bathroom and en-suite 3-piece shower room. The property features upvc double glazed windows, gas fired under floor central heating system. Outside - the area is maintained under the management company and there is a parking space to the rear and a secure storage room to the basement. A resident's gym with various fitness equipment is on the lower ground floor. The apartment is held on LEASEHOLD TENURE over a 999 year term from the 1st January, 2004 with a service charge of £2,142.12 per annum. £1.071.06 payable half yearly in January and July. Ground Rent is £273.00 per annum.

NO HOLIDAY LETTING
NO PETS ALLOWED
LONG TERM LETTING ALLOWED

The Accommodation Comprises:-

COMMUNAL FRONT DOOR to:-

COMMUNAL HALL

LIFT AND STAIRS to:-

SECOND FLOOR

PERSONAL DOOR TO APARTMENT 16

ENTRANCE HALL



OPEN PLAN LOUNGE/DINING ROOM



LOUNGE AREA



Marble fire place and hearth with inset electric coal effect fire, 2 telephone points, TV & Satellite points, security intercom entry phone system, coved ceiling, under floor heating, double opening upvc double glazed doors to balcony, upvc double glazed windows with promenade and sea views.

VIEWS





BALCONY



With metal rails and pavings, glass panels, panoramic views.

KITCHEN



Fitted range of cream base, wall, drawer and glass fronted display units with under unit lighting and display lighting, inset 1½ bowl sink unit with bi-flo tap, integrated 'Hotpoint' appliances including electric oven, 4 ring gas hob, stainless steel canopy, dishwasher, automatic washing machine/ drier, larder fridge and freezer, wall and floor tiling, down lighters, coved ceiling.

BEDROOM 1



TV point, under floor heating, upvc double glazed window with sea views.



RE-FITTED EN-SUITE THREE PIECE SHOWER ROOM



Large shower stall with mains shower and sliding doors, vanity wash hand basin with mixer taps, wc, wall panelling, mirror, extractor fan, down lighters, modern wall panelling.

BEDROOM 2



Telephone point, TV point, under floor heating, upvc double glazed windows with sea views.

RE-FITTED THREE PIECE BATHROOM



In white comprising bath with shower over, shower screen, wash hand basin with mixer tap, wc, down lighters, modern wall panelling.

OUTSIDE

ALLOCATED PARKING SPACE TO THE REAR OF THE BLOCK

LOWER GROUND FLOOR BASEMENT AREA

With a secure storage room for Apartment 16 with power and light connected, tiled floor.

RESIDENT'S GYM



A residents gym is available with numerous fitness machines.

TENURE

The apartment is held on LEASEHOLD TENURE over a 999 year term from the 1st January, 2004 with a service charge of £2,142.12 per annum. £1.071.06 payable half yearly in January and July. Ground Rent is £273.00 per annum.

COUNCIL TAX BAND

Is 'F' obtained view conwy.gov.uk

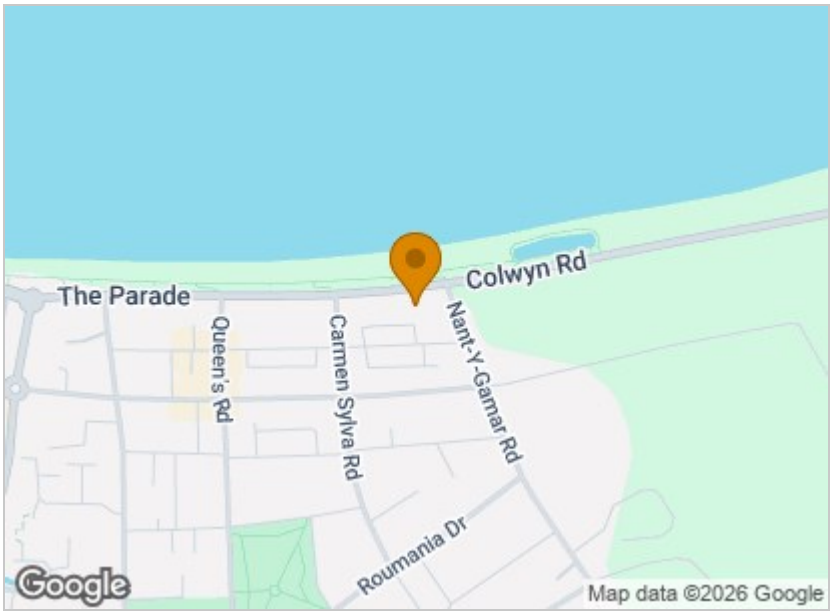
Second Floor

Approx. 85.9 sq. metres (924.7 sq. feet)

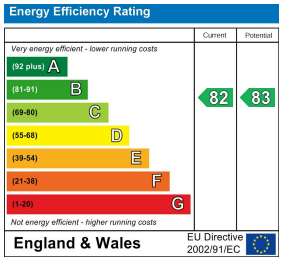


Total area: approx. 85.9 sq. metres (924.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the promenade and turn right. Continue along the promenade, straight on at the roundabout and the Dorchester Apartments are at the end of the parade before the Bodafon Fields. REF: A897 30/04/26 REV 06/11/26

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.