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AUCTIONEERS
•
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£159,950

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A VERY NICELY PRESENTED UPPER GROUND FLOOR ONE BEDROOM APARTMENT which is situated on the Craig y Don Promenade with views into Llandudno Bay, to the Great Orme and Pier, on the level and within walking distance of local shops and approximately 1¼ miles of Llandudno Town Centre.

The accommodation briefly comprises:- shared vestibule with security intercom leading to shared hall; self-contained door to Apartment 1; hall; open plan lounge/dining/kitchen (9.59m x 3.07m - 31'5 x 10'0) with archway to bay window with views; one double sized bedroom with built-in wardrobes and a five piece bathroom including bidet and separate shower cubicle. The property features gas fired central heating from a modern boiler, upvc double glazed windows. Outside - a driveway from the front for three to four cars leads to a single car garage.

The property is held on Leasehold Tenure over a term of 999 years from 1989. Ground Rent of £50.00 per annum. Maintenance charge for 2025/2026 is approximately £1,200.00 per annum.

INTERNAL INSPECTION HIGHLY RECOMMENDED

PETS ARE ALLOWED
(SUBJECT TO MANAGEMENT DISCRETION)

NO HOLIDAY LETS

The accommodation comprises:-

COMMUNAL ENTRANCE PORCH
With security intercom entry phone to:-

COMMUNAL ENTRANCE HALL
Stairs and lift to all floors.

Personal Door to APARTMENT 1

HALL



Coving, radiator, archway with recess cloaks cupboard with hanging rail and shelving, electric meter cupboard.

OPEN PLAN LOUNGE/DINING/KITCHEN 31'5" x 10'0" (9.59m x 3.07m)



LOUNGE/DINING AREA



Fire surround with marble back and hearth, inset coal effect electric fire, T.V. point, two wall light points, coving, double radiator.

With archway to:

ENCLOSED BAY WINDOW/SEATING AREA



With upvc double glazed bay window with views to the Great Orme and Llandudno Bay, wall light point.

KITCHEN AREA



With cherry oak effect fronted base, wall and drawer units, round edge worktops with sparkle effect and inset 1½ bowl sink unit and mixer tap, plumbing for a washing machine, integrated "Hotpoint" electric double oven, space for fridge/ freezer, four ring gas hob with splashback and "Hotpoint" extractor, wall tiling, under unit lighting, breakfast bar, floor tiling.



BEDROOM 16'4" x 9'10" (5.00m x 3.01m)





Including fitted double wardrobes, top cupboards, bedside units with display shelving and three chest of drawers, built-in cupboard with shelving and hanging rail housing wall mounted gas fired "Worcester" combination central heating and hot water boiler, double radiator, upvc double glazed window and upvc double glazed French Door to Bay/Seating Area.

5-PIECE BATHROOM 10'8" x 9'1" (3.26m x 2.77m)



Suite comprising shaped corner bath, tiled shower cubicle with "Mira 415" shower, pedestal wash hand basin with medicine cabinet over, close couple w.c., bidet, floor and wall tiling, extractor, double radiator.

OUTSIDE

PARKING TO THE FRONT OF THE GARAGE
For three to four cars.

INTEGRAL GARAGE BELOW THE BUILDING



With up and over door, light and power connected.

TENURE

The property is held on a LEASEHOLD over a term of 999 years from 1989 (copy of lease in office). Ground Rent £50.00 per annum.

MAINTENANCE CHARGE

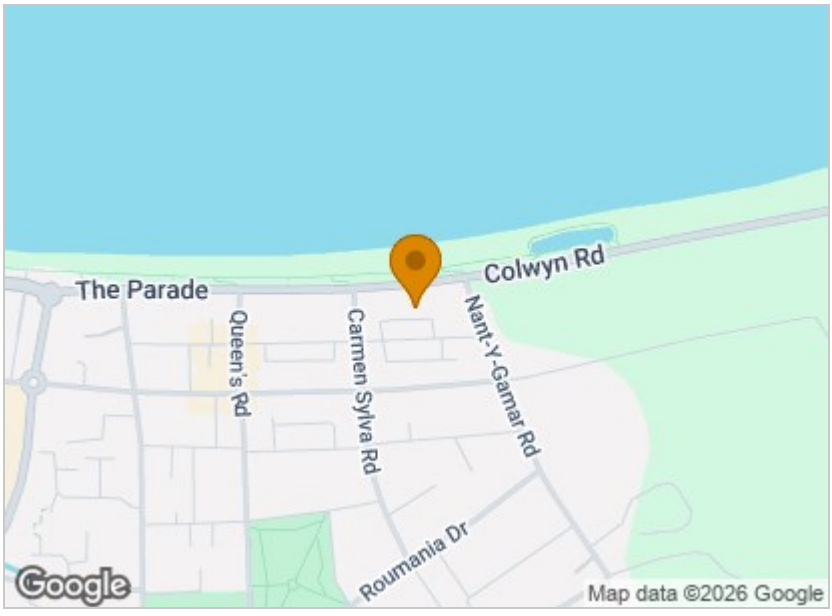
For 2025/2006 is approximately £1,200.00 per annum.

These charges should be confirmed by your legal advisor as can be subject to change.

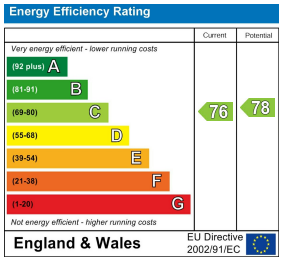
COUNCIL TAX BAND

Is "C" obtained from www.conwy.gov.uk

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 700 yards and the property can be viewed on the right hand side. Ref: A993 11/11/26

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.