

**Bryan Davies  
+ Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET  
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LL30 2PS

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**AUCTIONEERS  
•  
ESTATE AGENTS**

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## 18 Ascot Court, Carmen Sylva Road, Craig Y Don, Llandudno, LL30 1LZ



**£119,000**

1 Reception - 1 Bedroom - 1 Bathroom

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

## **18 Ascot Court, Carmen Sylva Road, Craig Y Don, Llandudno, LL30 1LZ**

A BEAUTIFULLY PRESENTED AND UPDATED PURPOSE BUILT SELF CONTAINED UPPER GROUND FLOOR ONE BEDROOM APARTMENT (c1981), situated at the side of the building in a complex of 27 apartments with limited views to the sea, close to the promenade, within easy access to Venue Cymru Theatre, Restaurants, Local Shops, Padding Pool, Community Centre, Tennis Courts, Bowling Green, Medical Centre, Primary School and within 1 mile of Llandudno. The accommodation briefly comprises:- front door to shared hall with stairs and automatic lift; self-contained door to the apartment; hall; open plan lounge/kitchen; 1 bedroom with en-suite 3-piece shower room. There is electric heating where specified and new double glazing to the lounge and bedroom. Outside - there is secure parking through an automatic gate to the rear of the building. The property is held on Leasehold Tenure over a 999 year term from 1981 with a Ground Rent of £25.00 per annum, the Service Charge for 2020 is £1,400 per annum paid on a quarterly basis.

**NO SUBLETTING OR PETS ALLOWED**

**FURNITURE AVAILABLE UNDER SEPARATE NEGOTIATION**

**THERE IS SECURE PARKING THROUGH AN AUTOMATIC GATE TO THE REAR OF THE BUILDING**

**The accommodation comprises:-**

**FRONT DOOR TO SHARED HALL**

**STAIRCASE AND LIFT**

**To:-**

**UPPER GROUND FLOOR**

**SELF CONTAINED DOOR TO FLAT 18**

**HALL**

Security entry phone, electric panel heater, laminate floor.

**OPEN PLAN LOUNGE/KITCHEN**

7.75m x 3.83m (25'5" x 12'7") Maximum overall.

**LOUNGE AREA**

2 electric panel heaters, 2 wall lights plus telephone point, laminate flooring, upvc double glazed window with limited sea view. Archway to:-



**LIMITED SEA VIEW FROM LOUNGE AREA**



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### KITCHEN AREA

Range of modern Cream Shake Style wall, drawer and base units with round edge worktops incorporating stainless steel sink with bi-flo taps, integrated "Zanussi" oven, 4 ring ceramic hob with cooker hood over, built-in washing machine, fridge and freezer, laminate flooring.



### BEDROOM

4.31m x 3.93m (14'2" x 12'11") Laminate flooring, electric panel heater, upvc double glazed window, limited sea view.



### EN-SUITE MODERN 3-PIECE SHOWER ROOM

Comprising a large shower stall with "Mira" shower, vanity wash hand basin and close couple w.c, wall panelling, tiled floor, electric heated towel warmer, single glazed window, airing cupboard with modern cylinder tank and immersion heater



### Outside

Under building security parking with allocated space and visitors parking.

### Tenure -

LEASEHOLD over a 999 year term from 1981 with a ground rent of £25.00 per annum, the Service Charge for 2020 is £360 per quarter (£1440 per annum).

### COUNCIL TAX BAND

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

**THERE IS A VIDEO TOUR ON LINE FOR THIS PROPERTY**



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## DIRECTIONS:

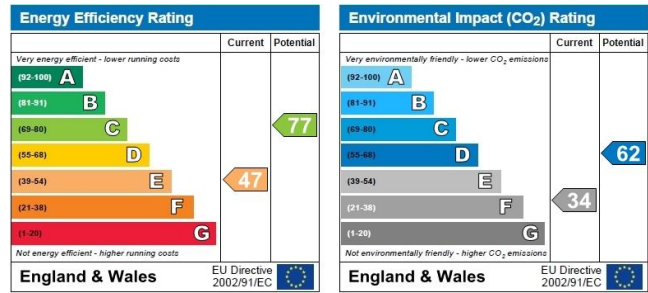
From our Llandudno Office proceed to the Promenade and turn right, past Venue Cymru and continue along the Promenade for approximately 600 yards and the property can be viewed on the right hand side. Ref: V5907 05/08/19 Rev16/04/21

## LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.

Saturday: 9 a.m to 4.00 p.m.

Ref: 5907



## Upper Ground Floor

Approx. 59.0 sq. metres (634.5 sq. feet)



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

