

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET
LLANDUDNO
LL30 2PS

(01492) 875125

47 PENRHYN AVENUE
RHOS ON SEA, COLWYN BAY
LL28 4PS

(01492) 544551

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

email: rhos@bdahomesales.co.uk

4 Dorchester Apartments, Craig Y Don Parade, Craig Y Don, Llandudno, LL30 1BN



£250,000

1 Reception - 3 Bedroom - 2 Bathroom

www.bdahomesales.co.uk

4 Dorchester Apartments, Craig Y Don Parade, Craig Y Don, Llandudno,

This is a block of luxury one, two and three bedroom apartments, completed c(2006), situated on the Promenade at the Craig y Don end of Llandudno with panoramic views to the Great Orme and Llandudno Bay. THIS APARTMENT IS SITUATED ON THE UPPER GROUND FLOOR and benefits from upvc double glazed windows, gas fired under floor central heating system, open plan/lounge/dining room/kitchen with built-in appliances; 3 bedrooms; bathroom and en-suite 3-piece shower room. Outside - the area is maintained under the Management Company and there is a store room in the basement. A Resident's Gym with various fitness equipment is on the lower ground floor. The property is held on LEASEHOLD Tenure over a 999 year term from January 2004 with a Ground Rent of £300.00 per annum.

SHORTHOLD TENANCY LETTINGS ALLOWED, NO PETS ALLOWED

The accommodation comprises:-

FRONT DOOR

To communal hallway with stairs and automatic lift to all floors.

SELF CONTAINED DOOR TO APARTMENT 4

ENTRANCE HALL

Security intercom entry phone, coved ceiling.

BOILER ROOM/STORAGE ROOM

Wall mounted gas fired combination boiler serving underfloor heating and hot water.

OPEN PLAN LOUNGE/DINING/KITCHEN

10.54m x 3.74m (34'7" x 12'3") With TV and telephone points, coving, wall mounted security intercom entry phone, coving, upvc double glazed bay windows with views.



KITCHEN AREA

With fitted Oak effect fronted base, wall drawer and glass fronted units with display lighting and matching breakfast bar, integrated appliances include "Hotpoint" electric oven and 4 ring "Hotpoint" gas hob with stainless steel canopy over, plumbing for a washing machine and integral dishwasher, "Hotpoint" integrated fridge/freezer, wall and floor tiling, coving, recessed down lighters to ceiling.



4 Dorchester Apartments, Craig Y Don Parade, Craig Y Don, Llandudno,



BEDROOM 1

4.92m x 3.18m (16'2" x 10'5") Minimum - including wardrobes plus en-suite. 2 upvc double glazed windows, built-in double wardrobe with mirror fronted sliding doors, hanging rails and shelving, 2 further fitted double wardrobes with mirror fronted sliding doors and dressing table



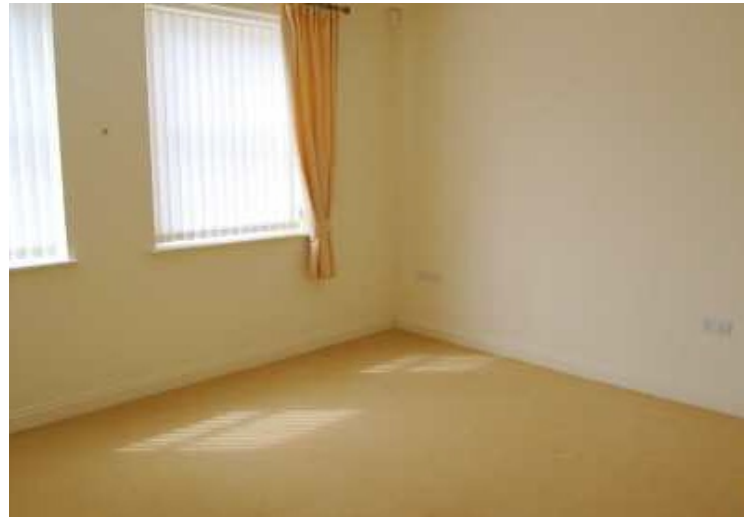
EN-SUITE 3-PIECE SHOWER ROOM

Comprises large double shower stall with mains shower, wash hand basin and mixer tap, close coupled WC, tiled display shelving, towel rail, floor tiling, recessed down lighters to ceiling, extractor.



BEDROOM 2

3.96m x 3.43m (13'0" x 11'3") 2 upvc double glazed windows, telephone and TV point.

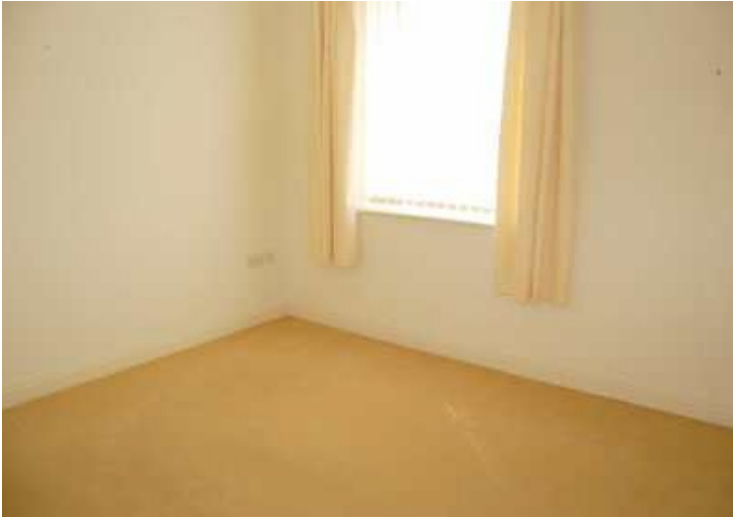


BEDROOM 3

3.63m x 2.96m (11'11" x 9'9") TV point, upvc double glazed window.



4 Dorchester Apartments, Craig Y Don Parade, Craig Y Don, Llandudno,



3-PIECE BATHROOM

White suite comprising panel bath with mixer tap, shower attachment and side shower screen, wash hand basin with mixer tap, close coupled WC, wall and floor tiling, tiled display shelving with mirror over, recessed down lighters to ceiling, extractor, towel rail.



Outside

STORAGE ROOM

Integral to the underneath of the building.

THE APARTMENT BLOCK HAS A RESIDENT'S GYM WITH NUMEROUS FITNESS MACHINES.

Tenure -

LEASEHOLD over a 999 year term from 1st January, 2004, with a Ground Rent of £273.00 per annum - the Maintenance Charge is £1,618.80 per annum paid ½ yearly (Water Rates are not included in the charge but paid separately).

COUNCIL TAX BAND

Is F obtained from www.voa.gov.uk

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 Bodafon fields. 19/05/16 Rev 21/09/16

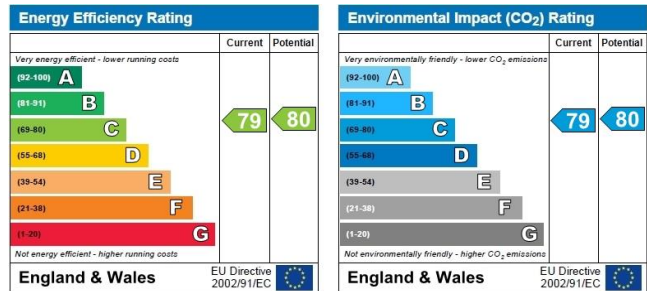
LLANDUDNO OFFICE OPENING HOURS

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

Saturday: 8.30 a.m to 4.00 p.m.

Sunday: 1.00 p.m. To 3.00 p.m.

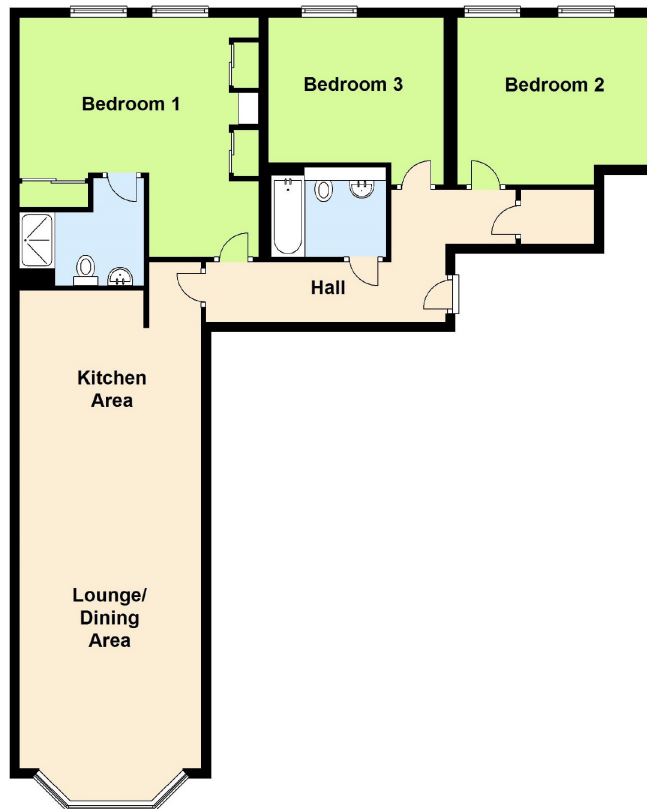
Ref: 3466



4 Dorchester Apartments, Craig Y Don Parade, Craig Y Don, Llandudno,

Upper Ground Floor

Approx. 107.6 sq. metres (1158.5 sq. feet)



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

