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AUCTIONEERS
•
ESTATE AGENTS

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41 Cwrt Sant Tudno, Clarence Road, Craig y Don, Llandudno, Conwy, LL30 1BZ









No Onward Chain £60,000

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THIS IS AN ATTRACTIVE SECOND FLOOR, CORNER POSITIONED ASSISTED LIVING RETIREMENT APARTMENT situated at the end of the corridor with very little passing foot traffic, giving it a quiet and private feel. One of its outstanding features is the outlook. Both the Great Orme and Little Orme can be seen from the lounge and bedroom, with the promenade and shoreline directly across the road. Minimum age occupation is 60

It is a lovely apartment from which to watch the changing sea, seabirds, people on the promenade and the clouds moving across the bay, In rough weather the view can be every bit as absorbing as on a fine day, and at night the sound of the waves can often be heard from the bedroom.

The Apartment has been continuously occupied and maintained, with the lounge and hall recently redecorated and the normal services in working order. Fibre broadband has been professionally connected directly into the apartment, so the physical connection from the communal fibre network is already in place.

The Accommodation Comprises:-

COMMUNAL ENTRANCE
Access lifts for upper floors, Ladies and Gentleman's w.c's.

ESTATE MANAGER'S OFFICE
With 24 hour staffing.

ENTRANCE HALL
With handrail and storage heaters and Library.

RESIDENTS' COMMUNAL LOUNGE



With gallery at the first floor level, French doors opening to the garden, sea views.

FUNCTION ROOM



COFFEE ROOM



RESIDENTS' DINING ROOM/RESTAURANT



Open daily from noon until 2.30 p.m for lunch with a choice of menu for owners and their guests, morning coffee and afternoon tea. Subsidised lunches are available.

THE GUEST SUITE
Available for relatives or friends. A charge is payable for its use.

RESIDENTS' LAUNDRY AND IRONING ROOM



Automatic washing machines and tumble dryers plus a sink for hand washing.

MOBILITY SCOOTER STORE/CHARGING AREA

Power points for re-charging, subject to availability.

REFUSE ROOM

All recycle bins.

PERSONAL DOOR TO APARTMENT 41 WITH SPYHOLE

ENTRANCE HALL

Coved ceiling, shelving, airing cupboard with slatted shelving housing hot water cylinder/boiler, electric meters, cloak hooks.

LOUNGE/DINING ROOM 15'2" x 10'5" (4.63m x 3.19m)



Upvc double glazed windows with extensive sea views to the front and side elevation, t.v point, telephone point, coving.



VIEWS FROM THE LOUNGE





KITCHEN 9'2" x 6'11" (2.81m x 2.12m)



Fitted range of base and wall units with complementary worktops, stainless steel single drainer sink, four plate electric hob, integrated oven, upvc double glazed window overlooking side, coving, wall mounted electric heater, plumbing for automatic washing, space for a fridge/freezer.

BEDROOM 1 15'3" x 10'5" - including the wardrobes (4.67m x 3.18m - including the wardrobes)



Upvc double glazed window overlooking the sea front, integrated wardrobe and fitted double wardrobe, shelving, with mirror fronted sliding door and hanging rails



VIEW





WETROOM



Shower enclosure with shower, pedestal wash hand basin and low level w.c, bathroom cupboards, coving, extractor fan, wall tiling, electric heater.



OUTSIDE



The gardens and external areas are maintained for the enjoyment of all residents, there are patio areas with seating and well stocked borders.

LARGE CAR PARKING AREA

Operated on a first come, first served basis.

TENURE

The property is held on LEASEHOLD Tenure with a Ground Rent of £790.26

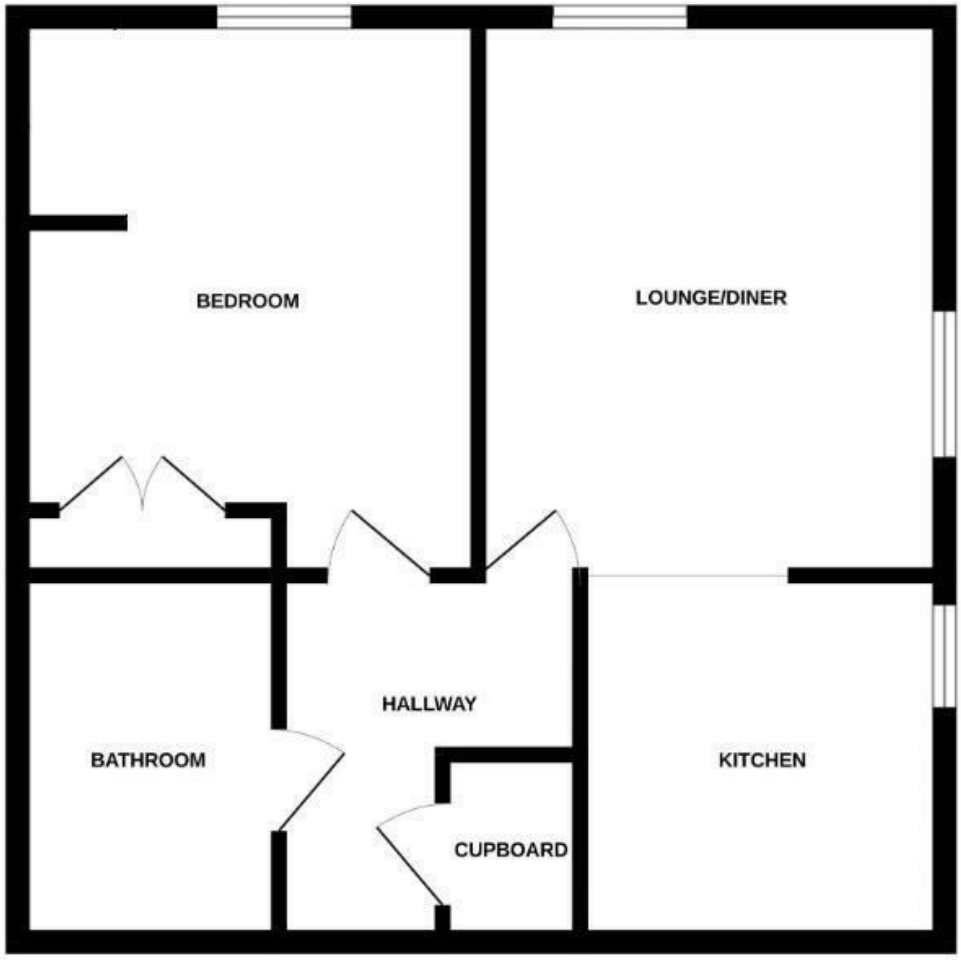
SERVICE CHARGE

The annual service charge for Flat 41 is £8,692.28 per annum, payable monthly at approximately £724.36 per month from the 31st August 2026 to the 31st August 2027. Water Rates are included.

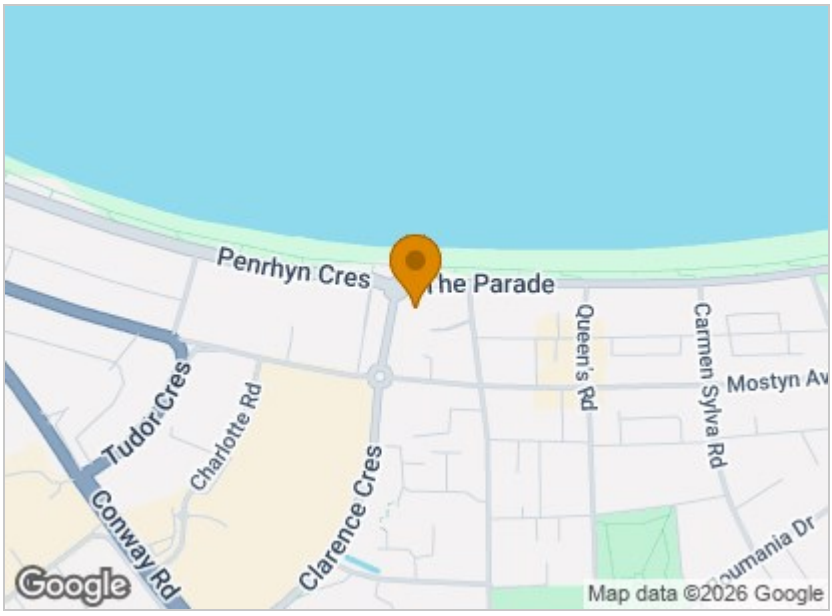
One hour weekly apartment cleaning service or weekly personal laundry service.

COUNCIL TAX BAND

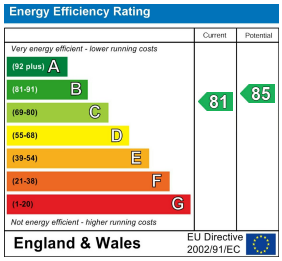
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Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the Promenade and turn right towards Colwyn Bay, continue along passing the Sailing Club and Cwrt Sant Tudno is on the right hand side just after the roundabout. The entrance to the building is found by turning right into Clarence Road and right again into the car park. REF: A973 21/09/26 Rev 14/11/26

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.

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rightmove

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.