





# A BEAUTIFULLY PRESENTED ONE BEDROOM RETIREMENT APARTMENT

## Description

A light and spacious one bedroom retirement apartment for the over 60's enjoying spectacular, uninterrupted views of the Great Orme and the sea. Situated close to the heart of the town, Cwrt St Tudno is ideally located for walking to the shops, restaurants, bus stops and the promenade.

Built by McCarthy & Stone in 2002, the development consists of 66 self-contained apartments and offers assisted living with 24-hour onsite estate manager, domestic assistance and laundry room, on site restaurant with waitress service, resident's lounge, function room and guest suite, communal car parking and gardens, secure video entry system and emergency call system.

There is a dedicated scooter store/charging room and one hour per week of domestic help provided to each of the residents/apartments included within the service charge. Apartment 58 is situated on the third floor and benefits from lift and stairs to all floors.

The accommodation comprises: spacious hallway with good size store cupboard, lounge/diner with dual aspect windows where you can enjoy the superb, uninterrupted sea views, double bedroom with fitted wardrobes and a walk-in shower room. UPVC double glazing and electric heaters, communal parking and gardens.

- ✓ LOCATED IN PRIME SOUGHT AFTER AREA IN LLANDUDNO
- ✓ CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- ✓ THIRD FLOOR APARTMENT WITH EXTENSIVE SEA VIEWS
- ✓ LEASEHOLD TENURE

## Bathroom

8' 11" x 8' 9" 2.71m x 2.66m



## Bedroom

15' 8" x 10' 5" 4.77m x 3.17m



## Lounge

25' 9" x 10' 5" 7.85m x 3.17m



## Kitchen

8' 9" x 7' 8" 2.66m x 2.33m



## Location

The property is located on the promenade, not far from the pier and other local amenities. It is conveniently situated, close to the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

## Directions

From our Conwy office follow the one-way system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout take the right turn onto Maesdu Road, straight on at the roundabout, straight on at the next roundabout, at the next mini roundabout turn left where Cwrt St. Tudno can be found.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C



## 1 Bedroom Apartment

58 CWRT SANT TUDNO  
CLARENCE ROAD  
LLANDUDNO  
LL30 1BZ

**£69,995**  
**REDUCED FROM £89,000**

Reference Number: FP8185

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

