

**Bryan Davies
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AUCTIONEERS
●
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24a Penrhyn Park, Penrhyn Avenue, Rhos On Sea,
Colwyn Bay, LL28 4PL



No Onward Chain £124,950



www.bdahomesales.co.uk

THIS IS A PURPOSE BUILT FIRST FLOOR TWO BEDROOM RETIREMENT APARTMENT completed circa 1988 with views over the tennis court and Rhos Park. It is situated within 400 yards of Rhos on Sea village centre with its promenade, harbour, and local shops with bus services between Llandudno and Colwyn Bay.

The complex comprises: entrance door with security intercom; ground floor residents lounge with patio door to a sitting out area; adjacent kitchen-tea room; ground floor laundry and bin store; first floor guest bedroom with shower, wash hand basin and w.c., subject to availability; house managers office; Care Line and emergency care button.

The accommodation comprises: hall with walk-in storage cupboard; double aspect lounge; fitted kitchen; principal bedroom with built-in wardrobe and en-suite shower room; bedroom two with built in wardrobe; tiled bathroom. The apartment benefits from upvc double glazed window units, electric storage heaters and security intercom. Outside there are communal gardens and parking areas.

The accommodation comprises:

Apartment door to the:

HALL

Two wall light points, walk-in cupboard with shelving housing hot water tank.

DOUBLE ASPECT LOUNGE 16'9" x 10'6" (5.11m x 3.22m)



Plus box bay window overlooking the tennis court and Rhos Park, coving, three wall light points, marble effect fireplace and overmantle display mantle, wall mounted entry phone intercom, storage heater.

RE-FITTED KITCHEN 9'9" x 5'6" (2.98m x 1.69m)



Range of white gloss fronted base, wall and drawer units with 'Sparkle' quartz worktops incorporating inset single drainer sink unit and mixer taps, integrated 'Belling' electric oven and 'New World' ceramic hob with stainless steel cooker hood over, integrated fridge and 'Hotpoint' washer/dryer, coving, decorative wall tiling, non slip tile effect vinyl flooring, upvc double glazed window.

PRINCIPAL BEDROOM 14'1" x 8'10" (4.30m x 2.70m)



Plus door recess, built-in wardrobe with mirrored door, hanging rails and shelving, coving, three wall light points, storage heater, overlooks the tennis court and Rhos Park.

VIEW FROM PRINCIPAL BEDROOM



RE-FITTED 3 PIECE EN-SUITE SHOWER ROOM



White suite comprising corner shower stall with 'Triton' electric shower and grab rails, wash hand basin with mixer tap and mirror with lights over, close couple w.c., ladder style towel rail, extractor, coving, two wall light fitting, decorative wall tiling and non slip vinyl flooring.

BEDROOM 2 10'5" x 7'11" (3.18m x 2.43m)



Plus door recess, two wall light points, storage heater, built-in wardrobe with mirrored doors, hanging rails and shelving, coving, upvc double glazed window overlooking communal gardens.

TILED BATHROOM



White suite comprising panel bath with over bath 'Triton' electric shower, vanity wash hand basin and low flush w.c., wall mirror with two branch light, ladder style towel rail, decorative tiling, non slip vinyl flooring, upvc double glazed window.

OUTSIDE - COMMUNAL GARDENS



Maintained by the Management Company.

COMMUNAL PARKING

TENURE

The property is held on LEASEHOLD tenure over a 120 year term from 1987 with ground rent of £264.61 payable six monthly.

Each resident must be a minimum of 55 years of age, but buyers can be of any age.

SERVICE CHARGE

The service fees are payable six monthly, 1st March, 2024 - 31st August. 2024 is £1,670.91 includes service charge reserve.

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



Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)

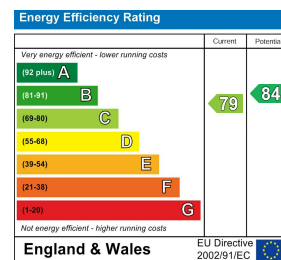
Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Directions

From the Co-op in Rhos on Sea continue along Penrhyn Avenue towards Colwyn Bay Cricket Club. The entrance to Penrhyn Park is on the left before you reach the park, bowling green and cricket club. A378 07/02/24 Rev 25/04/24

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

