

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

28 Penrhyn Court, Plas Penrhyn, Penrhyn Bay,
Llandudno, Conwy, LL30 3EJ



£109,950

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www.bdahomesales.co.uk

A PURPOSE BUILT TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT LOCATED ON THE REAR OF THE BLOCK SITUATED IN A POPULAR RESIDENTIAL AREA NEAR THE LOCAL SHOPS, PROMENADE, BUS SERVICES, FAMILY PRACTITIONERS CENTRE AND CHEMIST.

Set in communal gardens the development benefits from main entrance to the foyer with inner door to the reception hall; managers office; residents lounge with conservatory and adjacent kitchen-tea room; communal laundry facility; lift and stairs to all floors including an upper floor guest suite.

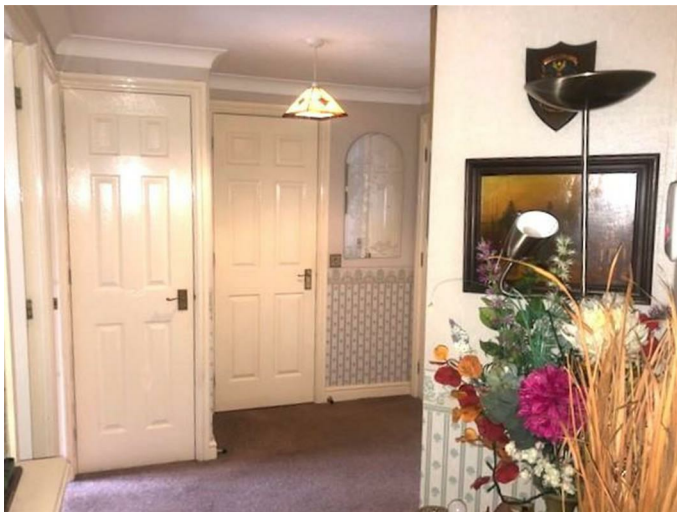
The accommodation comprises: apartment door to the hall; lounge/diner; kitchen; principle bedroom; bedroom 2 and shower room. There are electric heaters and double glazed windows. Outside there are communal landscaped gardens and general parking areas.

PETS ALLOWED WITH MANAGEMENT PERMISSION
NO HOLIDAY LETTING

The accommodation comprises:-

SELF CONTAINED DOOR TO:

HALLWAY



Storage heater, call care system, airing cupboard housing hot water cylinder, cloaks cupboard housing meter.

LOUNGE/ DINING ROOM 13'2" x 12'11" max (4.02m x 3.95m max)



Decorative timber fireplace with inset electric fire, storage heater, views over Penrhynside.



Archway to:

KITCHEN 8'2" x 7'1" (2.50m x 2.16m)



Range of wall, base and drawer units and complimentary worktops, tiled splashbacks, integral electric 'Zanussi' induction hob, eye level 'Indesit' integral electric oven, space for fridge freezer, space for automatic washing machine, single sink drainer and mixer tap, extractor fan.

BEDROOM 1 10'9" x 8'5" (3.29m x 2.57m)



Range of built in furniture including wardrobes, dressing table and bedside table. Views over communal gardens and Penrhynside.

BEDROOM 2 7'10" x 8'6" (2.41m x 2.61m)



Storage heater. Views over communal gardens and Penrhynside.

BATHROOM



Side panelled bath with mains shower over, vanity wash hand basin and wc, extractor fan and heater.

OUTSIDE



COMMUNAL GARDENS



Maintained by the management company.

TENURE

The property is held on a 'LEASEHOLD' tenure over a 125 year term from December 1994 with a peppercorn ground rent.

SERVICE CHARGE

The service charge is approximately £925.05 per quarter, including building insurance, water rates and garden maintenance.

These charges should be confirmed by your legal advisor as can be subject to change.

COUNCIL TAX

Is 'C' as obtained from conwy.gov.uk

PENRHYN COURT FRONT HALL



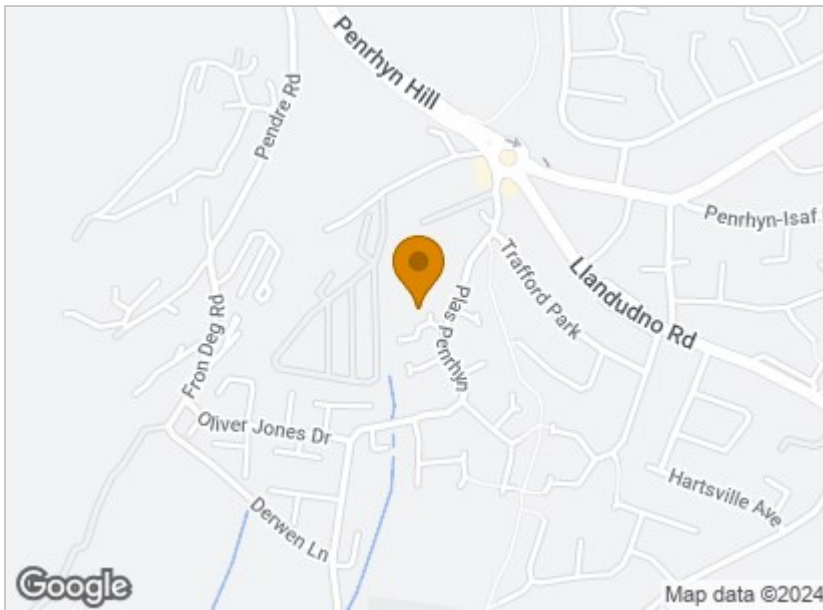
PENRHYN COURT COMMUNAL LOUNGE



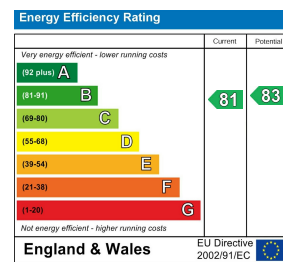
PENRHYN COURT CONSERVATORY



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, continue up the hill and then down the hill towards Penrhyn Bay, at the roundabout take the 3rd exit into Broadway (by the shops) continue into Plas Penrhyn. Penrhyn Court is on your right hand side. Ref A547 22/08/24 Rev 23/08/24

We will be pleased to arrange a viewing of this Home

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e mail: llandudno@bdahomesales.co.uk

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.

