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No Onward Chain £140,000

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www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT situated in the heart of Rhos-On-Sea village, level walking distance to the promenade, shops and bus services.

The accommodation briefly comprises:- Communal entrance with video intercom entry system, communal hall, stairs to first floor, personal door to Apartment 8A: Hall, lounge with bay window, fitted kitchen with built in appliances, 2 bedrooms and a 3 piece shower room. The property benefits from modern electric heaters and upvc double glazing and an allocated parking space to the rear plus visitors parking.

NO HOLIDAY LETTINGS

SUBLETTING ALLOWED

The Accommodation Comprises:-

COMMUNAL ENTRANCE HALL

Security intercom entry phone.

Staircase to the :

FIRST FLOOR COMMUNAL HALLWAY

Personal door to Apartment 8A :

HALLWAY



Wall mounted security intercom video entry phone, cloaks cupboard with hanging rail and shelving, double opening mirror fronted folding doors, access to roof space. Airing cupboard with hot water tank, electric meter and fuse board.

LOUNGE 19'1" x 9'8" maximum (5.84m x 2.95m maximum)



Modern fire surround and marble hearth with display mantle, electric coal effect fire, TV point, telephone point, electric radiator, coving, bay window with deep display sill.

KITCHEN 8'11" x 6'11" (2.72m x 2.11m)



Fitted range of grey and white fronted base, wall, drawer glass fronted and corner display units with round edge worktops inset single drainer sink with mixer taps, integrated 'Beko' electric oven and microwave, 4 ring ceramic hob and cooker hood over, under unit lighting, wall tiling, decorative cushion flooring, recessed downlighters.

BEDROOM 1 13'11" x 8'8" (4.26m x 2.66m)



Coving, TV point, electric heater, wall panelling, upvc double glazed window.

BEDROOM 2 13'9" x 6'3" (4.2m x 1.93m)



Two x TV points, electric heater, coving, upvc double glazed window.

TILED 3 PIECE SHOWER ROOM



Large shower stall with double opening doors, wall mounted "Mira Sport electric shower" pedestal wash hand basin, close coupled w.c, electric radiator, shaver point, recessed lighting, shelving, towel rack, extractor, floor tiling, recessed downlighters, wall mounted electric heater.

OUTSIDE

Allocated parking for one car and visitors parking.

TENURE

The property is held on LEASEHOLD tenure over a 125 year term from 1st January, 1991 at a ground rent of £238.00 (to be confirmed) per annum. These details should be confirmed by your legal advisor.

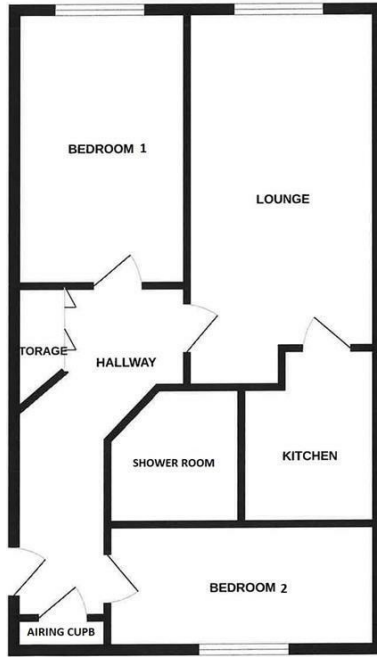
SERVICE CHARGE

The vendor advises that the service charge for the apartment is £440.00 per quarter including buildings insurance. These charges should be confirmed by your legal advisor as can be subject to change.

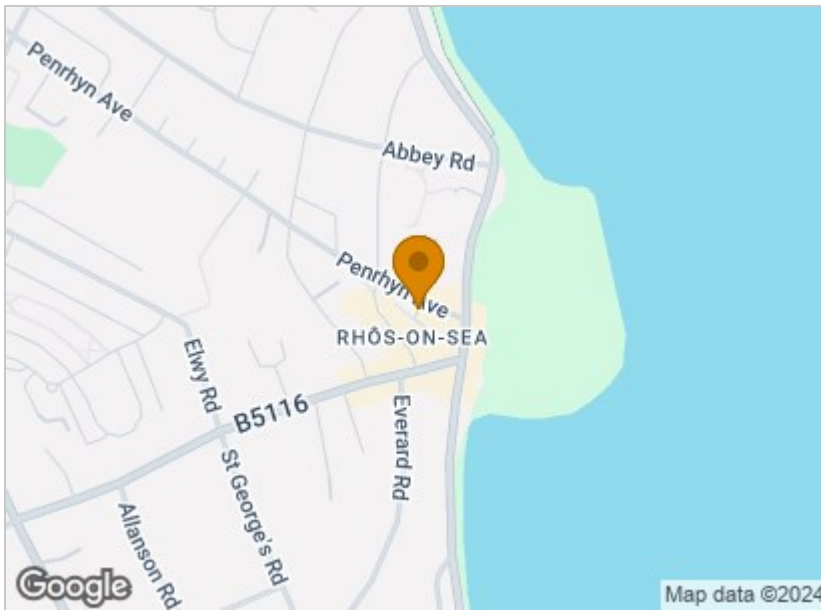
COUNCIL TAX

Council Tax band is 'D' obtained from www.conwy.gov.uk

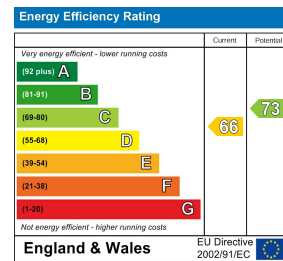
APARTMENT



Area Map



Energy Efficiency Graph



Directions

From the Co-op in Rhos on Sea continue along Penrhyn Avenue towards the sea and the apartment is on the left hand side situated above 'Little Gift Co' gift shop on the parade of shops. Communal entrance door to the side. A582 17/10/24

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: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

