

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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No Onward Chain £90,000

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www.bdahomesales.co.uk

A LOVELY PURPOSE BUILT TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT LOCATED ON THE REAR OF THE BLOCK SITUATED IN A POPULAR RESIDENTIAL AREA NEAR THE LOCAL VILLAGE 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 two and shower room. There are electric heaters and double glazed windows. Outside there are communal landscaped gardens and general parking areas.

The accommodation comprises:

SELF CONTAINED DOOR TO:

HALLWAY

'Economy' 7 heating, electric meter, cupboard/storage. Telephone point, security entry phone.

LOUNGE/DINING ROOM 13'6" x 13'2" (4.13m x 4.03m)
(average measurement of irregular shaped room)



Fire surround with marble back and hearth, 'Economy'

7 heater, upvc double glazed window.

Archway to:

KITCHEN 8'2" x 7'1" (2.50m x 2.18m)



Base, wall and drawer units with round edge worktops incorporating single drainer sink unit, built in oven, four ring ceramic hob, wall tiling, plumbing for a washing machine.

BEDROOM 1 10'11" x 8'7" (3.33m x 2.62m)



Built in triple wardrobe, upvc double glazed window.

BEDROOM 2 8'7" x 7'10" (2.64m x 2.40)



'Economy' 7 heating, timber framed double glazed window.

3 PIECE SHOWER ROOM



Comprising, shower stall, wash hand basin and w.c., wall tiling, extractor fan, 'Dimplex' fan heater.

OUTSIDE

COMMUNAL GARDENS

Maintained by the management company.



GENERAL PARKING AREA

TENURE

The property is held on Leasehold tenure over a 125 year term from December 1994, there is a peppercorn ground rent.

SERVICE CHARGE

The service charge for 2026 is £982.93 per quarter which is £3,931.72 per annum, 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

Council Tax Band is C - obtained from www.conwy.gov.uk

PENRHYN COURT FRONT HALL



PENRHYN COURT COMMUNAL LOUNGE

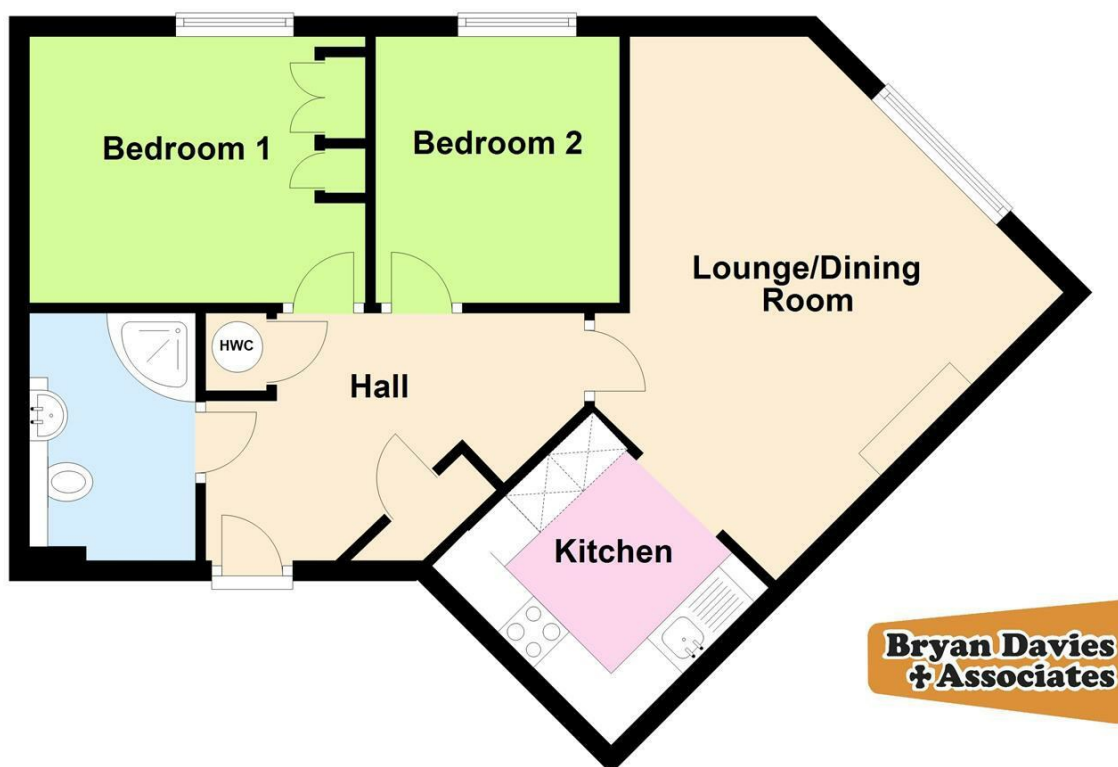


PENRHYN COURT CONSERVATORY



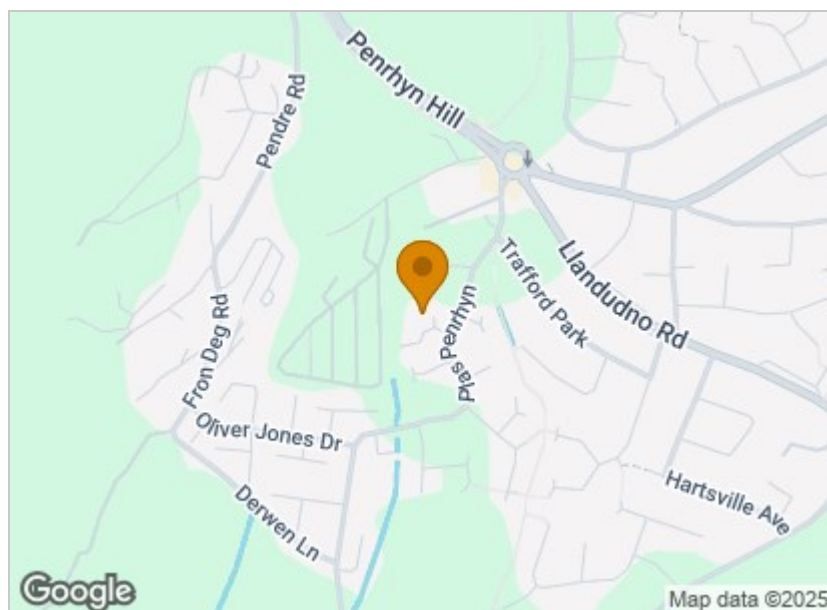
First Floor

Approx. 49.4 sq. metres (531.8 sq. feet)

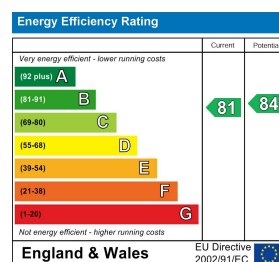


Total area: approx. 49.4 sq. metres (531.8 sq. feet)

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, and at the roundabout take the 3rd exit into Broadway (by the shops) continue into Plas Penrhyn. Penrhyn Court is on your right hand side.
A503 02/07/24 REV 11/11/25

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.

