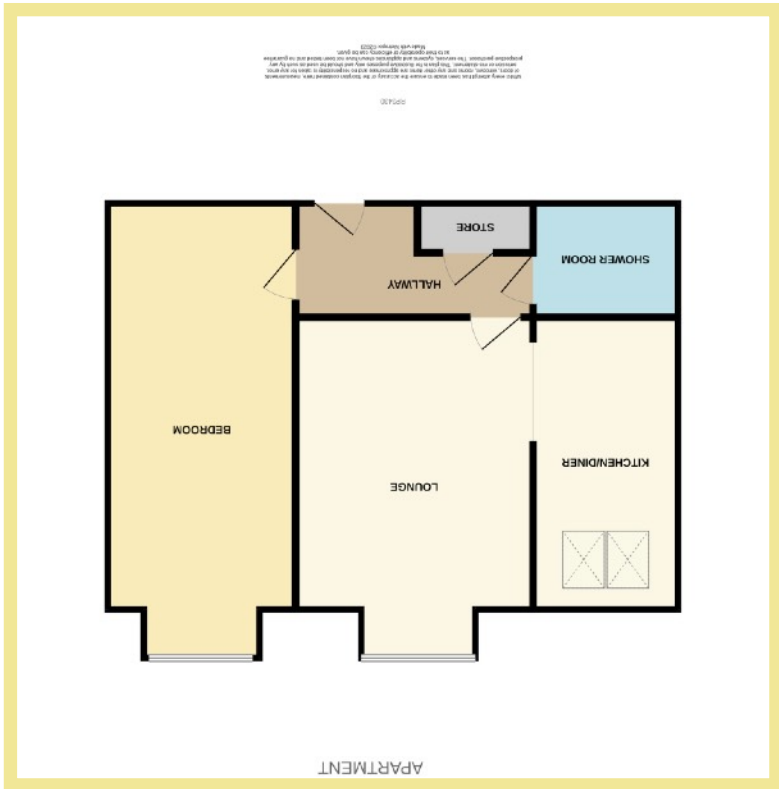


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Spacious One Bedroom Second Floor Apartment Situated Close To Local Amenities

Description

This spacious and light one bedroom second floor apartment is part of a well maintained small development for the over 60s, close to all the amenities of Penrhyn Bay and just a short walk to the promenade and Angel Bay. Penrhyn Court has an onsite manager, 24 hour emergency call system and a lift to all floors. The residents' communal lounge, library, laundry room and two guest suites all add to its desirability. Outside there is private parking and beautifully landscaped gardens.

This bright and inviting accommodation comprises a large entrance hallway with ample storage leading to the spacious lounge diner with electric fire and feature bay window, providing excellent southerly views towards Bryn Euryn nature reserve. An open archway leads through to the spacious oak fitted kitchen with integrated appliances including a double electric oven, electric hob and washer dryer. A large double bedroom with fitted wardrobe may also provide space for additional seating, office or craft area and the good sized modern shower room completes the apartment layout.

Viewing is highly recommended to fully appreciate the size and layout of the apartment and the well-maintained development.

- ✓ A GOOD SIZED ONE BEDROOM SECOND FLOOR APARTMENT.
- ✓ OVERLOOKING THE FRONT GARDENS AND OFFERING SOUTHERLY VIEWS TOWARDS BRYN EURYN NATURE RESERVE.
- ✓ SITUATED WITHIN A WELLMANTAINED SMALL DEVELOPMENT & CLOSE TO LOCAL AMENITIES.
- ✓ LIFT TO ALL FLOORS.
- ✓ PRIVATE OFFROAD PARKING.
- ✓ PETS - ONLY AT THE DISCRETION OF THE MANAGEMENT.
- ✓ TWO DOUBLE GUEST SUITES ARE AVAILABLE FOR VISITORS, AT A SMALL COST.

Lounge/Diner

5.38m x 3.76 (17'8" x 12'4")



Store Cupboard

2.02m x 0.56m (6'8" x 1'10")

Bedroom

7.28.m x 2.88m (23'10" x 9'5")

Kitchen

4.43m x 2.26 (14'7" x 7'5")



Shower Room

2.24 x 2.00 (7'4" x 6'7")



Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the local 18 hole golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road onto Glan Y Mor Road, pass the golf course on the left, at the roundabout take the second exit onto Trafford Park, where Penrhyn Court can be found after a short distance on the right.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band D

NB Apartment is leasehold on a 125 year lease from 1991

Service charge - currently £255.92 per month which includes buildings insurance, water rates, and building and grounds maintenance.

1 Bedroom
Second Floor
Apartment

Apartment 44
Penrhyn Court
Penrhyn Bay
LL30 3EJ

£89,950

Reference Number: RP3430
22/11/23

Fletcher & Poole,
1A Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

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 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com

