

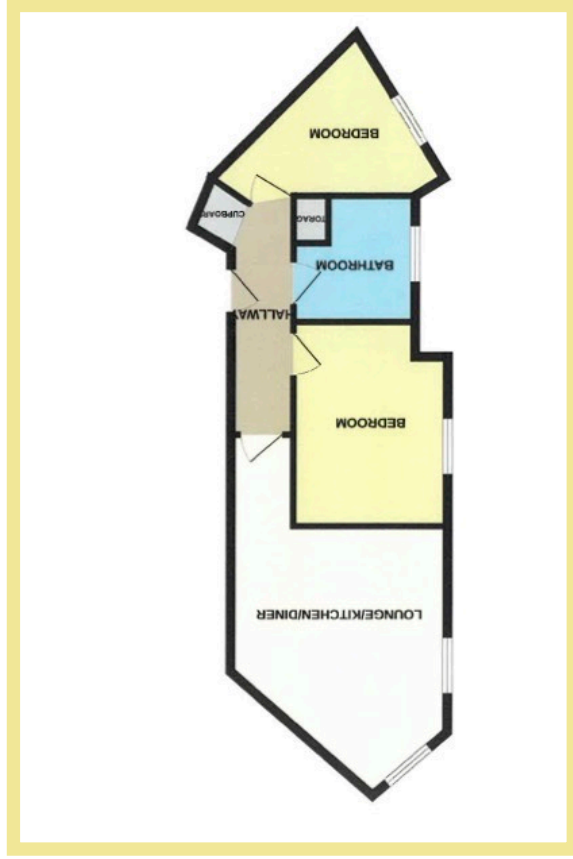
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



Apt.15, Cysgod Y Bryn  
Rhos on Sea  
Conwy  
LL28 4EW



# Two Bedroom First Floor Apartment Situated Close To Amenities Of Rhos On Sea Village & Promenade

## Description

Well presented two bedroom first floor apartment situated close to local amenities and within walking distance of Rhos on Sea village and the promenade. The property benefits from upvc double glazing and electric heating. Viewings are highly recommended to appreciate the location. The accommodation briefly comprises hallway, open plan lounge/kitchen/diner with modern fitted kitchen, two bedrooms, family bathroom, airing cupboard and a further store cupboard. Outside there is one allocated parking space.

- ✓ WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ ALLOCATED PARKING SPACE
- ✓ OPTION TO PURCHASE FULLY FURNISHED.

## Entrance Hallway

8'3" x 4'11" (2.52m x 1.49m)

## Lounge/Kitchen/Diner

11'6" x 15'1" (3.49m x 4.59m)



## Bedroom One

13'1" x 10'5" (4.00m x 3.18m)



## Bedroom Two

10'6" x 10'2" (3.20m x 3.10m)

## Bathroom

9'11" x 6'6" (3.02m x 1.97m)



## Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and 1 mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos-on-Sea office turn left down Penrhyn Avenue, pass the cricket ground on the left, take a left turn to Cysgod Y Bryn.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band C

NB Management fee  
Ground rent

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**£139,950**

Reference Number:RP3564  
1/05/24

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](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

