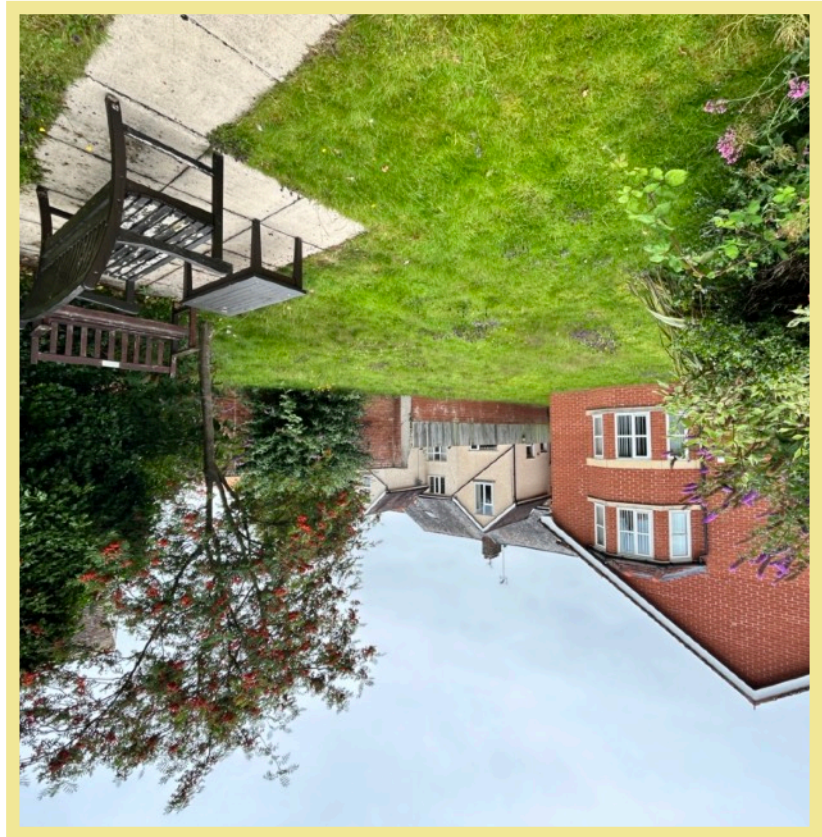


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Fletcher & Poole



Apt.4, Cwrt Peris  
Colwyn Crescent  
Rhos on Sea  
LL28 4RR

# Well Presented Two Bedroom Ground Floor Apartment Situated Close To Rhos on Sea Village & Promenade

## Description

A well-presented two-bedroom ground floor apartment situated in the heart of Rhos on Sea village and only a short walk to the promenade. The property is set within the well maintained Cwrt Peris development and viewing is highly recommended to appreciate the presentation throughout, modern kitchen and bathrooms and central village location.

The accommodation briefly comprises, hallway, spacious lounge/diner with a kitchen leading off it, which benefits from a modern fitted kitchen with integrated hob and oven with extractor fan above, master bedroom with ensuite, a second double bedroom, modern family bathroom and two store cupboards.

Outside to the rear is one allocated parking space and access to a communal garden which is laid to lawn and surrounded by mature shrubs and trees with a bench.

- ✓ SITUATED IN THE HEART OF RHOS ON SEA VILLAGE
- ✓ SHORT WALK TO THE PROMENADE
- ✓ MODERN KITCHEN & BATHROOMS
- ✓ ACCESS TO COMMUNAL GARDENS
- ✓ ALLOCATED OFF ROAD PARKING SPACE

## Lounge/Diner

4.45m x 4.01m (14'7" x 13'2")



## Kitchen

3.32m x 2.41m (10'11" x 7'11")



## Cupboard 1

1.19m x 0.47m (3'11" x 1'7")

## Bedroom One

3.49m x 3.14m (11'6" x 10'4")



## Ensuite

1.91m x 0.89m (6'3" x 2'11")

## Bedroom Two

3.72m x 2.87m (12'3" x 9'5")

## Bathroom

2.06m x 1.71m (6'9" x 5'7")



## Cupboard 2

0.74m x 0.54m (2'5" x 1'10")

## Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right onto the promenade, turn right onto Rhos Road, take the second right turn onto Colwyn Crescent where Cwrt Peris can be found on the right hand side.

Council Tax Band: "D"  
Energy Performance Rating Band C

NB The apartment is leasehold on a 999 year lease from 2004

Ground Rent is £125 per annum  
We understand the the present Maintenance Charge is approximately £1400 per annum

## 2 Bedroom Ground Floor Apartment

Apt.4, Cwrt Peris  
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LL28 4RR

**£152,500**

Reduced From £159,950  
Reference Number:RP3656  
16/07/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		