

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.87 Cysgod Y Bryn  
Rhos on Sea  
Conwy  
LL28 4EW



# Two Bedroom Second Floor Apartment Situated Close To Amenities Of Rhos On Sea Village

## Description

87 Cysgod y Bryn is a spacious second floor apartment set within close proximity to all local amenities and promenade. Benefitting from; two double bedrooms, master bedroom with en-suite, uPVC double glazing, shared external bike store, far reaching sea views and allocated parking. The accommodation comprises; communal entrance to apartments, entrance hall, bathroom, kitchen diner/ lounge, bedroom 1 with en-suite and bedroom 2. This property is an ideal investment opportunity as a long term or short term rental or first time buy. Viewing recommended.

- ✓ WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ ENJOYS FAR REACHING SEA VIEWS
- ✓ CLOSE PROXIMITY TO ALL LOCAL AMENITIES & TRANSPORT LINKS
- ✓ ALLOCATED PARKING & VISITOR SPACES
- ✓ IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUY

## Lounge/Kitchen/Diner

17'4" x 14'3" (5.27m x 4.34m)



## Bedroom One

17'4" x 10'2" (5.27m x 3.10m)



## Ensuite

5'3" x 6'7" (1.60m x 2.00m)



## Bedroom Two

10'10" x 10'1" (3.30m x 3.08m)



## Bathroom

6'8" x 5'7" (2.03m x 1.70m)



## 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 Apartment is leasehold on a 150 year lease from 2007

Management fee £950 per annum  
Ground rent £150 per annum

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Conwy  
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**£119,950**

Reduced From £129,950

Reference Number: RP3667  
3107/24

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)

