

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

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71   C	
81-91	B		81   B
92+	A		



3 Cysgod Y Bryn  
 Rhos on Sea  
 Conwy  
 LL28 4EW

# Two Bedroom Ground Floor Apartment Situated Close To Local Amenities

## Description

A two bedroom ground floor apartment situated within walking distance of Rhos on Sea village and the promenade. The property has UPVC double glazing and electric heating and viewing is highly recommended to appreciate the spacious lounge/kitchen/diner and location.

The accommodation briefly comprises of hallway, spacious and light lounge/kitchen/diner with modern fitted kitchen, a double bedroom, a single bedroom, a modern family bathroom with an airing cupboard and a further cupboard for storage.

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ POTENTIAL RENTAL YIELD OF UP TO 7%
- ✓ ALLOCATED PARKING SPACE
- ✓ NO CHAIN

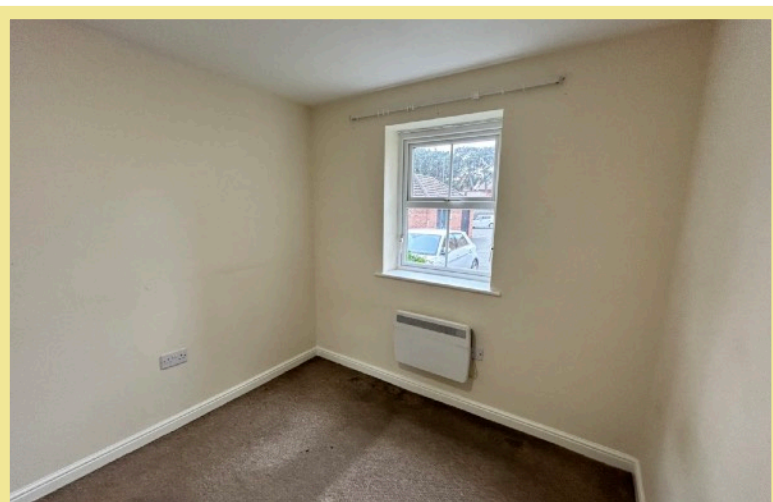
## Lounge/Kitchen/Diner

19'5" x 17'8" (5.91m x 5.39m)



## Bedroom One

10'9" x 8'4" (3.27m x 2.55m)



## Bedroom Two

8'8" x 7'9" (2.64m x 2.36m)



## Bathroom

8'2" x 7'9" (2.48m x 2.36m)



## 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 £989.90 per annum  
Ground rent £150 per annum

Two Bedroom Ground Floor Apartment

3 Cysgod Y Bryn  
Rhos on Sea  
Conwy  
LL28 4EW

**£115,950**

Reduced From £119,950  
Reference Number: RP3105  
28/08/24

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)

