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www.fletcherpoole.com



1a Bryn Y Mor Road
Rhos on Sea
LL28 4DN

Two Bedroom First Floor Apartment Situated In A Sought After Residential Location

Description

This two bedroom first floor apartment is situated close to the amenities of Rhos on Sea and only a short walk to the promenade. Part of a period property the well-presented accommodation benefits from light, well proportioned rooms with high ceilings. Viewing is recommended to appreciate the size and layout. The accommodation comprises of entrance hall with stairs leading to the split level landing, good size lounge with a bay window to the front aspect, dining room with access to the kitchen, two double bedrooms, shower room and separate w.c. There is also access to the loft off the landing via a pull down ladder. There is UPVC double glazing and gas central heating

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO AMENITIES AND PROMENADE
- ✓ WELL PROPORTIONED ROOMS WITH HIGH CEILINGS
- ✓ NO CHAIN

Lounge

4.70m x 4.29m (15'5" x 14'1") Maximum



Kitchen

4.41m x 3.66m (14'6" x 12'0")



Dining Room

3.73m x 3.14m (12'3" x 10'4") Maximum

Bedroom One

4.22m x 4.16m (13'10" x 13'8")



Bedroom Two

3.92m x 3.62m (12'10"x 11'11")

Shower Room

2.95m x 1.78m (9'8" x 5'10")



W.C.

1.98m x 0.85m (6'6" x 2'10")

Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property 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 our Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, carry straight on remaining on Cayley Promenade, turn right onto Ebberston Road East, turn second left onto Francis Avenue, first left onto Bryn Y Mor Road.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

NB Apartment is leasehold on a 999 year lease

Vendor believes shared responsibility on maintenance 50/50 but first floor flat is responsible for roof

2 Bedroom First Floor Apartment

1a Bryn Y Mor Road
Rhos on Sea
LL28 4DN

£169,950

Reduced From £195,000

Reference Number: RP3737
27/09/24

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

