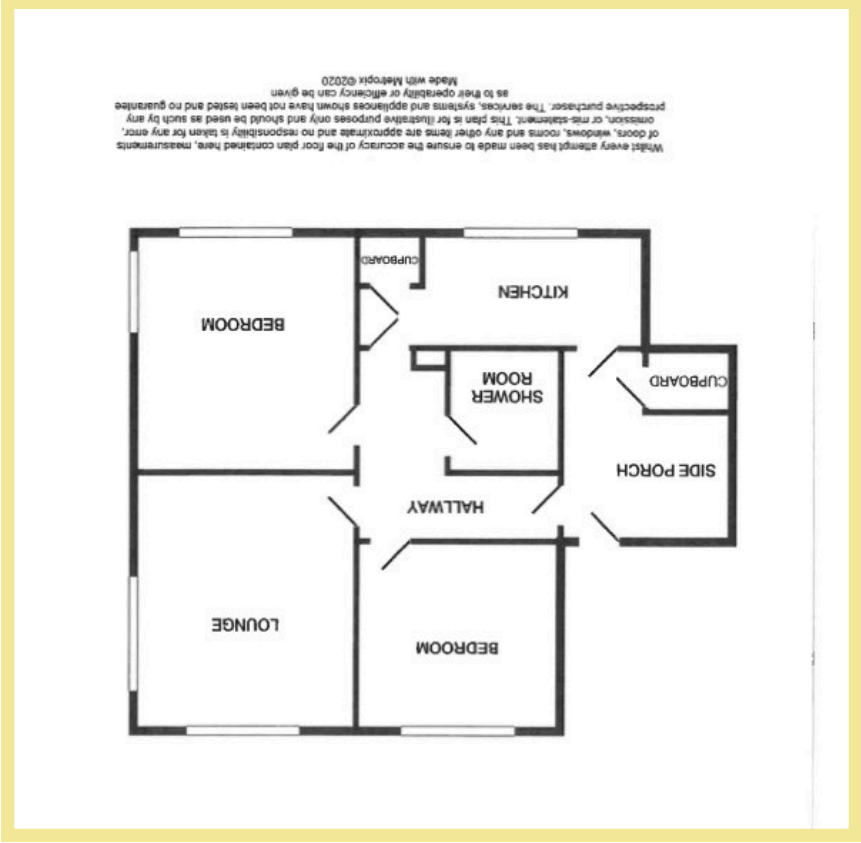


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



First Floor Apartment  
53 LLandudno Road  
Penrhyn Bay  
LL30 3HN



# Spacious First Floor Two Bedroom Apartment Situated In The Sought After Location Of Penrhyn Bay

## Description

This spacious first floor two bedroom apartment is situated in the sought after location of Penrhyn Bay. Walking distance to the local shops, promenade, beach, bus stop and other amenities. The accommodation in brief comprises of:- Side porch, store room, hallway, large light dual aspect lounge, kitchen with integrated oven and hob, two double bedrooms and shower room. Outside to the front there is on street parking and store area to the side of the property. The apartment benefits from UPVC double glazing and gas central heating throughout. Viewing is highly recommended to appreciate the light spacious accommodation and convenient sought after location.

- ✓ SPACIOUS FIRST FLOOR TWO BEDROOM APARTMENT
- ✓ CONVENIENT LOCATION IN THE SOUGHT AFTER AREA OF PENRHYN BAY
- ✓ TWO GOOD SIZE DOUBLE BEDROOMS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, BUS STOP, PROMENADE & BEACH
- ✓ NO CHAIN

## Lounge

4.29m x 3.68m (14'1" x 12'1")



## Kitchen

4.55m x 1.72m (14'11" x 5'8")



## Store Room

1.23m x 0.81m (4'0" x 2'8")

## Bedroom One

3.88m x 3.68m (12'9" x 12'1")



## Bedroom Two

3.37m x 3.04m (11'1" x 10'0")

## Shower Room

2.20m x 1.76m (7'3" x 5'9")



## Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the golf course. The Victorian resort of Llandudno is approximately three miles distance.

## Directions

From the Rhos On Sea office turn right towards the Promenade and left onto the Promenade, continue along this road merging onto Glan Y Mor Road, take the 2nd left after the golf course onto Pendorlan Road, continue to the roundabout and take the third exit onto Llandudno Road.

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

Energy Performance Rating Band C

NB The apartment is leasehold on a 999 year lease from 2018  
Ground rent N/A  
Maintenance is split 50/50 with ground floor apartment

## 2 Bedroom First Floor Apartment

53 Llandudno Road  
Penrhyn Bay  
LL30 3HN

£139,950

Reference Number:RP3766  
25/10/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		