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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

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Fletcher & Poole



Apt.6, Bryn Y Bia Heights
Bryn Y Bia Road
Craigside
LL30 3BF

Modern Two Bedroom Ground Floor Apartment Situated In A Sought After Residential Area

Description

This modern two bedroom ground floor apartment is part of Bryn Y Bia Heights; a well maintained development in a sought after residential area that is close to the amenities of Llandudno. This apartment benefits from an open plan living space with French doors giving access onto a paved seating area and the communal garden. There is a secure communal entrance with access to the apartment that comprises of hallway with large storage cupboard, open plan lounge, kitchen, dining area with integrated appliances in the kitchen including oven, hob and fridge/freezer, two double bedrooms, the master with an ensuite shower room and a good size bathroom. There is UPVC double glazing and electric heating. Outside there are landscaped communal gardens and an allocated parking space with additional visitor parking..

- ✓ MODERN TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ BENEFITS FROM OPEN PLAN LIVING SPACE WITH ACCESS ONTO PAVED SEATING AREA
- ✓ IN SOUGHT AFTER RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES OF LLANDUDNO
- ✓ ALLOCATED PARKING SPACE
- ✓ NO CHAIN

Lounge/Kitchen/Diner

7.46m x 6.91m (24'6" x 22'8")



Bedroom One

4.53m x 2.95m (14'11" x 9'8")

Ensuite

1.92m x 1.58m (6'4" x 5'2")



Bedroom Two

4.54m x 3.17m (14'11" x 10'5")



Bathroom

2.46m x 2.18m (8'1"x 7'2")

Location

Bryn Y Bia Road is a short distance from the promenade and other local amenities. It is conveniently located for the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier. Easy access to the A55 for Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade, follow the road to the roundabout, take the fourth exit onto Penrhyn Hill (signposted Llandudno) continue up the hill, turn left onto Bryn Y Bia Road, carry along until the road starts to go down hill, Bryn Y Bia Heights can be found on the right hand side.

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

NB Apartment is leasehold on a 150 year lease from 2009
Maintenance charge is £130 per month
Ground rent is £250 per annum

2 Bedroom
Ground Floor
Apartment
Apt.6, Bryn Y Bia
Heights
Bryn Y Bia Road
Craigside
LL30 3BF

£249,950

Reference Number:RP3827
21/01/25

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

