

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



79 Cysgod Y Bryn  
Rhos on Sea  
Conwy  
LL28 4EW

# A Beautifully Presented Two Bedroom Ground Floor Apartment With A Good Size Courtyard Garden

## Description

A beautifully presented two-bedroom ground floor apartment situated close to the local amenities of Rhos On Sea Village and benefitting from a good sized court yard garden. The property benefits from UPVC double glazing and electric heating and viewing is highly recommended to appreciate the presentation throughout, modern kitchen with integrated appliances and sunny court yard garden. The accommodation briefly comprises, hallway, spacious lounge/kitchen/diner with a modern fitted kitchen with integrated appliances which include, oven, hob, extractor fan, full size dishwasher, washer/dryer and fridge freezer, French doors provide plenty of light with access onto the walled courtyard garden, master bedroom with dressing area, mirrored fitted wardrobes and modern contemporary shower room, a second large double bedroom to the front aspect, a family bathroom and cupboard which houses the water cylinder. Property has an alarm in place. Outside there is one allocated space, the sunny courtyard garden to the rear is walled and laid to flagstones for low maintenance.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES OF RHOS ON SEA
- ✓ SUNNY COURTYARD GARDEN
- ✓ SPACIOUS OPEN PLAN LOUNGE/ KITCHEN/DINER
- ✓ OPTION TO PURCHASE FURNITURE
- ✓ ONE ALLOCATED OFF ROAD PARKING SPACE
- ✓ NO CHAIN

## Lounge/Kitchen/Diner

17'3"x 14'3" (5.25m x 4.34m)



## Master Bedroom

17'3" x 10'0" (5.25m x 3.05m) Maximum



## Ensuite

6'7" x 5'3" (2.0m x 1.60m)



## Bedroom Two

10'11" x 10'1" (3.31m x 3.06m)

## Bathroom

6'8" x 5'7" (2.02m x 1.69m)

## Cupboard

4'5" x 2'4" (1.33m x 0.71m)

## Court Yard

24'7" x 10'11" (7.50m x 3.31m)

## 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 D

NB Management fee £989.90 per annum  
Ground rent £150 per annum

Two Bedroom Ground Floor Apartment

79 Cysgod Y Bryn  
Rhos on Sea  
Conwy  
LL28 4EW

£139,950

NO CHAIN

Reference Number:RP3849  
7/02/25

Fletcher & Poole,  
1a, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

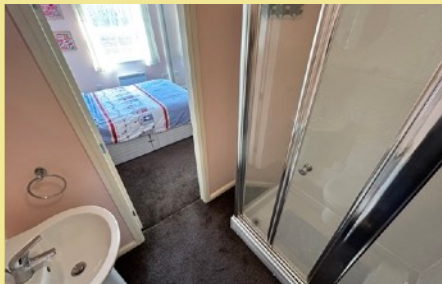
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		