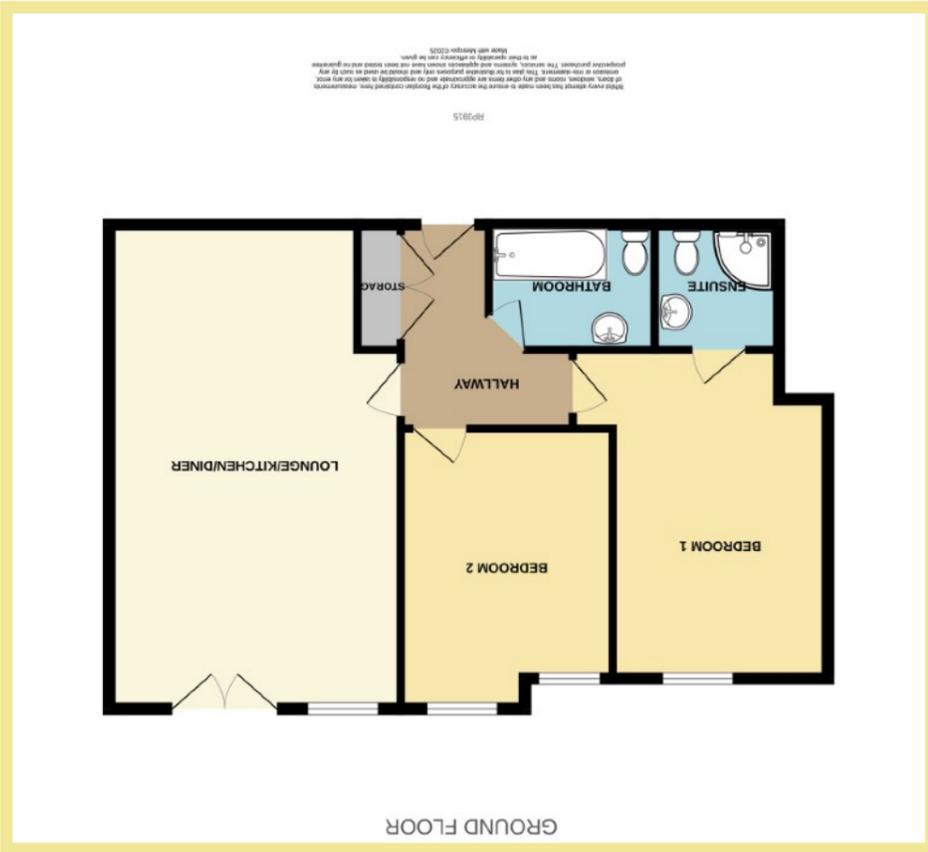
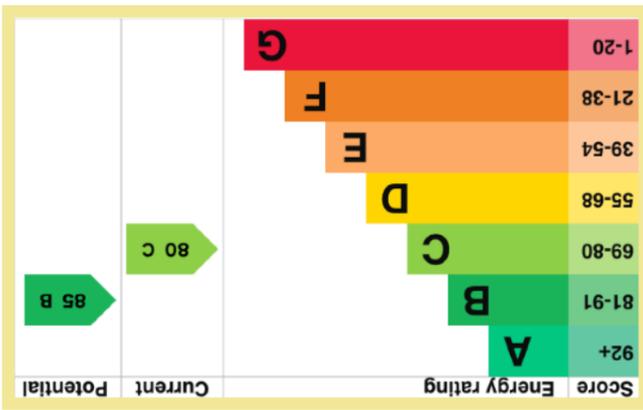


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.

# F&P Fletcher & Poole



Apt 10, Bryn Y Bia Heights  
 Bryn Y Bia Road  
 Craigside  
 LL30 3BF

# BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT SITUATED IN AN EXCLUSIVE, WELL MAINTAINED DEVELOPMENT IN A HIGHLY DESIRABLE LOCATION

## Description

This beautifully presented two bedroom first floor apartment is situated in the exclusive and well maintained modern development of Bryn y Bia Heights. Situated in the highly desirable residential area of Craigside, walking distance to the promenade & beach. A short drive to the amenities of Llandudno. There is a secure communal entrance with lift and stairs to all floors. Apartment 10 can be found on the first floor and comprises of:- Entrance hallway with large storage cupboard, large open plan lounge/kitchen/diner with Juliette balcony and far reaching views over the Bay and Great Orme. The modern fitted kitchen has integrated appliances including:- oven, hob and fridge freezer. Master bedroom with ensuite shower room, 2nd double bedroom and good sized bathroom. Both bedrooms enjoy the far reaching sea views. The apartment benefits from UPVC double glazing and electric heating throughout. Outside there are beautifully maintained communal gardens, an allocated off road parking space and additional visitors parking. Viewing is essential to appreciate this exclusive development and its superb location.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ PART OF AN EXCLUSIVE, WELL MAINTAINED DEVELOPMENT
- ✓ ALLOCATED OFF ROAD PARKING SPACE
- ✓ FAR REACHING VIEWS OVER THE BAY & GREAT ORME
- ✓ MODERN OPAN PLAN LIVING
- ✓ LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL LOCATION
- ✓ WALKING DISTANCE TO THE PROMENADE & BEACH. A SHORT DRIVE TO LLANDUDNO
- ✓ NO CHAIN

## Hallway

2.94m x 2.89m (9' 8" x 9' 6")

## Lounge/Kitchen/Diner

6.97m x 4.62m (22' 10" x 15' 2")



## Master Bedroom

3.56m x 3.09m (11' 8" x 10' 2")



## Ensuite

1.80m x 1.79m (5' 11" x 5' 10")

## Bedroom Two

3.82m x 3.66m (12' 6" x 12')



## Bathroom

2.38m x 1.80m (7' 10" x 5' 11")



## Location

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.

## 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](http://www.voa.gov.uk))  
Energy Performance Rating: Band C  
NB Apartment is leasehold on a 150 year lease from 1/01/2009  
Ground rent £250 per annum  
Maintenance charge £130 per month to cover lift, communal areas and gardens

2 Bedroom First Floor  
Apartment

Apt 10, Bryn Y Bia  
Heights  
Bryn Y Bia Road  
Craigside  
LL30 3BF

£229,950

Reference Number:RP3915  
2/04/25

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)

