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We endeavor to make our sales details accurate and reliable but they should not be relied
statements or representations of fact and they do not constitute any part of an offer or
The seller does not make any representation or give any warranty in relation to the
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
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

F&P Fletcher & Poole



27 Cysgod Y Bryn
Rhos on Sea
LL28 4EW

Two Bedroom Ground Floor Apartment Situated Close To Local Amenities & Only A Short Walk To The Promenade

Description

This two bedroom ground floor apartment is situated in a convenient location, close to amenities and only a short walk to the promenade. There is a secure communal entrance and the well planned accommodation comprises of hallway with built in storage cupboard, good size open plan lounge/ kitchen/diner, two bedrooms, one with fitted wardrobes and a separate bathroom. There is UPVC double glazing and electric heating. Outside there is an allocated parking space close to the apartment and numerous visitor spaces..

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ WELL PLANNED ACCOMMODATION
- ✓ CONVENIENT LOCATION CLOSE TO AMENITIES & ONLY A SHORT WALK TO THE PROMENADE
- ✓ ALLOCATED PARKING SPACE & VISITOR SPACES

Lounge/Kitchen/Diner

5.42m x 4.77m (17'9" x 15'8") Maximum



Bedroom Two

2.43m x 1.93m (8'0" x 6'4")

Bedroom One

3.21m x 2.58m (10'6" x 8'6")



Bathroom

2.52m x 1.97m (8'3" x 6'6")



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 onto Cysgod Y Bryn.

Council Tax Band: "C"

Energy Performance Rating Band C

NB The apartment is leasehold on a 150 year lease from 2008 with 125 years remaining

Ground Rent is £125 per annum

Maintenance charge is £900 per annum

2 Bedroom
Ground Floor
Apartment

27 Cysgod Y Bryn
Rhos on Sea
LL28 4EW

£120,000

Reference Number:RP4056
31/07/25

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

