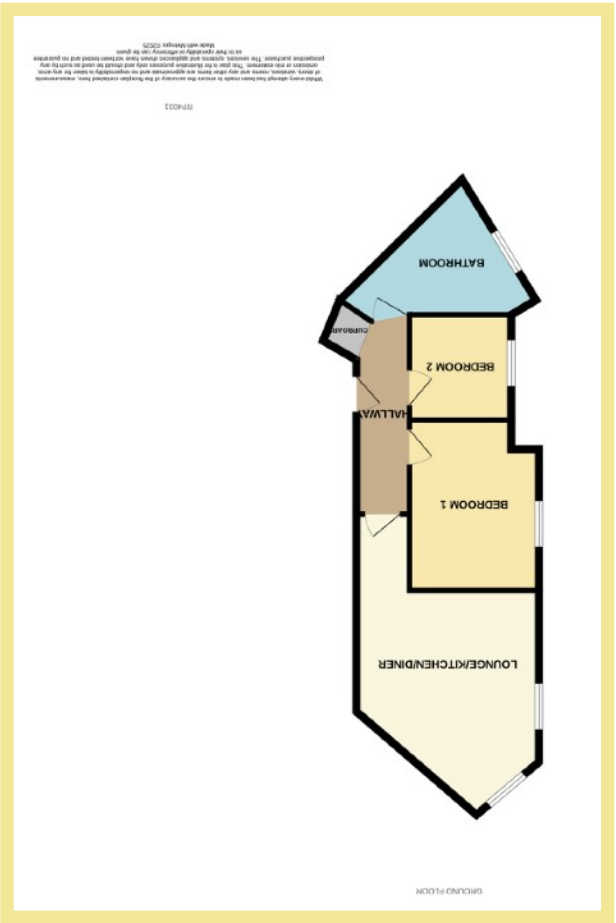


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



Well Presented Two Bedroom Ground Floor Apartment Situated Close To Local Amenities

Description

A well presented two bedroom ground floor apartment overlooking the golf course with distant sea views and within walking distance of Rhos on Sea village and the promenade. The property benefits from upvc double glazing and electric heating and viewing is highly recommended to appreciate the location. The accommodation briefly comprises hallway, open plan lounge/kitchen/diner with modern fitted kitchen, two double bedrooms, family bathroom, airing cupboard and a further store cupboard. Outside there is one allocated parking space.

- ✓ WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ POTENTIAL RENTAL YIELD OF 7%
- ✓ ALLOCATED PARKING SPACE

Lounge/Kitchen/Diner

5.64m x 4.75m (18'6" x 15'7") Maximum



Cupboard

0.71m x 0.57m (2'4" x 1'11")

Store Cupboard

0.94m x 0.58m (3'1" x 1'11")

Bedroom One

4.15m x 3.30m (13'8" x 10'10")



Bedroom Two

3.42m x 3.13m (11'3" x 10'3")

Bathroom

3.27m x 1.80m (10'9" x 5'11")



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
Ground Rent is £150 per annum
Service charge is £73 per month

2 Bedroom
Ground Floor
Apartment

127 Cysgod Y Bryn
Rhos on Sea
LL28 4EW

£124,460

Reduced From £129,950
Reference Number:RP4031
9/07/25

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

