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www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	73 C
39-54	E		
21-38	F		
1-20	G		



Sunnyside  
83a Penrhyn Avenue  
Rhos on Sea  
Conwy  
LL28 4NB

## TWO BEDROOM GROUND FLOOR GARDEN APARTMENT LOCATED IN CONVENIENT LOCATION WITH PRIVATE ENTRANCE AND A GOOD SIZE GARDEN

### Description

This two bedroom ground floor garden apartment is immaculately presented and maintained and well worth viewing to appreciate the size and layout.

Conveniently located close to the amenities of Rhos on Sea, the promenade and bus route this property benefits from its own private entrance accessed off Gordon Avenue.

You walk through the beautifully landscaped private garden where there are various seating areas including a decked area accessed directly off the lounge/diner.

There is the potential to use part of the garden for off road parking as there are double gates and a dropped curb.

A fenced storage area has also been created at the rear of the property where there is access to a new resin shed that is used for storage and as a utility room including fridge/freezer, tumble dryer and shelving.

The accommodation comprises of a light and spacious lounge/diner with French doors onto the decked seating area and with a log burner, inner hallway with built in storage, kitchen, two bedrooms, one currently being used as an occasional bedroom and snug and a bathroom.

There is gas central heating and UPVC double glazing.

- ✓ TWO BEDROOM GROUND FLOOR GARDEN APARTMENT
- ✓ IMMACULATELY PRESENTED WELL MAINTAINED PROPERTY
- ✓ CONVENIENT LOCATION WITH PRIVATE ENTRANCE AND A GOOD SIZE GARDEN
- ✓ VIEWING HIGHLY RECOMMENDED
- ✓ NO CHAIN
- ✓ LEASEHOLD

### Lounge/Diner

19' 10" x 11' 11" (6.06m x 3.62m max)



### Kitchen

11' 10" x 6' 11" (3.61m x 2.11m)



### Bedroom One

14' 5" x 12' 8" (4.40m x 3.86m max)



### Bedroom Two/Snug

9' 9" x 6' 10" (2.96m x 2.08m)



### Bathroom

7' 1" x 5' 8" (2.16m x 1.72m)



### Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

### Directions

From the Rhos On Sea office turn left and proceed along Penrhyn Avenue, past the cricket club where No 83a can be found on the left on the corner of Gordon Avenue.

Council Tax Band: B (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band: D

Tenure: Leasehold.



## 2 Bedroom Ground Floor Garden Apartment

Sunnyside  
83a Penrhyn Avenue  
Rhos on Sea  
Conwy  
LL28 4NB  
**NO CHAIN**

**£179,950**

Reference Number:RP4357  
07/07/26

Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos on Sea, Conwy, 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)

