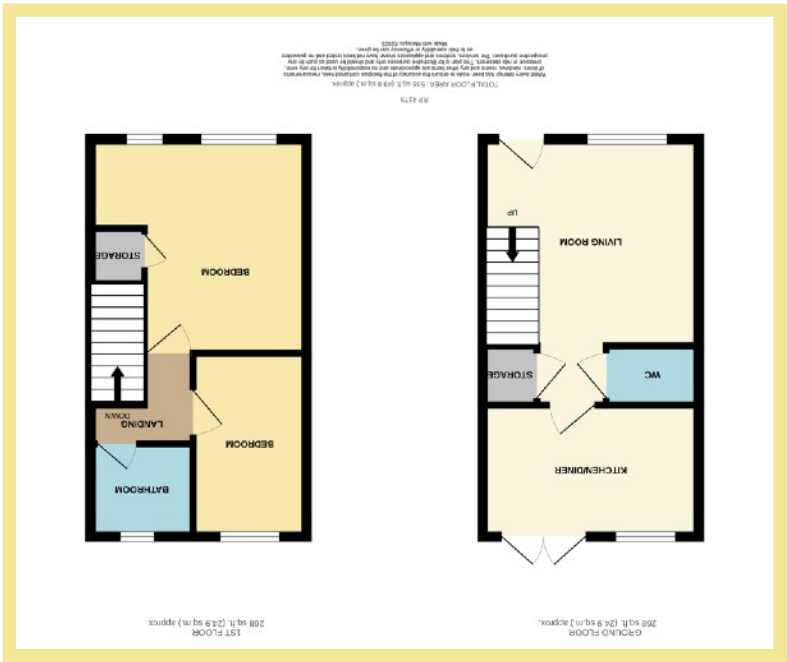


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



73 Cysgod Y Bryn  
Rhos on Sea  
LL28 4EW



Beautifully Presented Two Bedroom Mid Terrace House

Description

Beautifully presented two bedroom mid terrace house situated in a sought after location and within walking distance of the promenade and Rhos on Sea village. The property benefits from UPVC double glazing, gas central heating and viewing is highly recommended to appreciate the modern feel and location. The property also benefits from an enclosed rear garden which is paved with steps leading to a timber shed. The accommodation on the ground floor comprises of lounge, kitchen/diner with French doors out onto the rear garden, WC and store cupboard. To the first floor there is a landing with access to the loft via a pull down ladder, two bedrooms and a family bathroom.

✓ BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE HOUSE

✓ SITUATED IN SOUGHT AFTER AREA CLOSE TO LOCAL SHOPS & AMENITIES

✓ ENCLOSED REAR GARDEN

✓ NO CHAIN

Living Room

3.66m x 3.53m (12'0" x 11'7")



Kitchen/Diner

3.66m x 2.25m (12'0" x 7'5")



W.C.

1.45m x 0.94m (4'9" x 3'1")

Storage

1.10m x 0.88m (3'8" x 2'11")

Bedroom One

3.68m x 3.66m (12'1" x 12'0")



Bedroom Two

3.36m x 1.80m (11'0" x 5'11")

Bathroom

1.75m x 1.67m (5'9" x 5'6")



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 Property is leasehold on a 999 year lease from 2008

Service charge is £177.92 per annum

Ground rent is £150 per annum

2 Bedroom Mid Terrace House

73 Cysgod Y Bryn Rhos on Sea LL28 4EW

£179,950

NO CHAIN

Reference Number:RP4173 18/12/25

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



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		