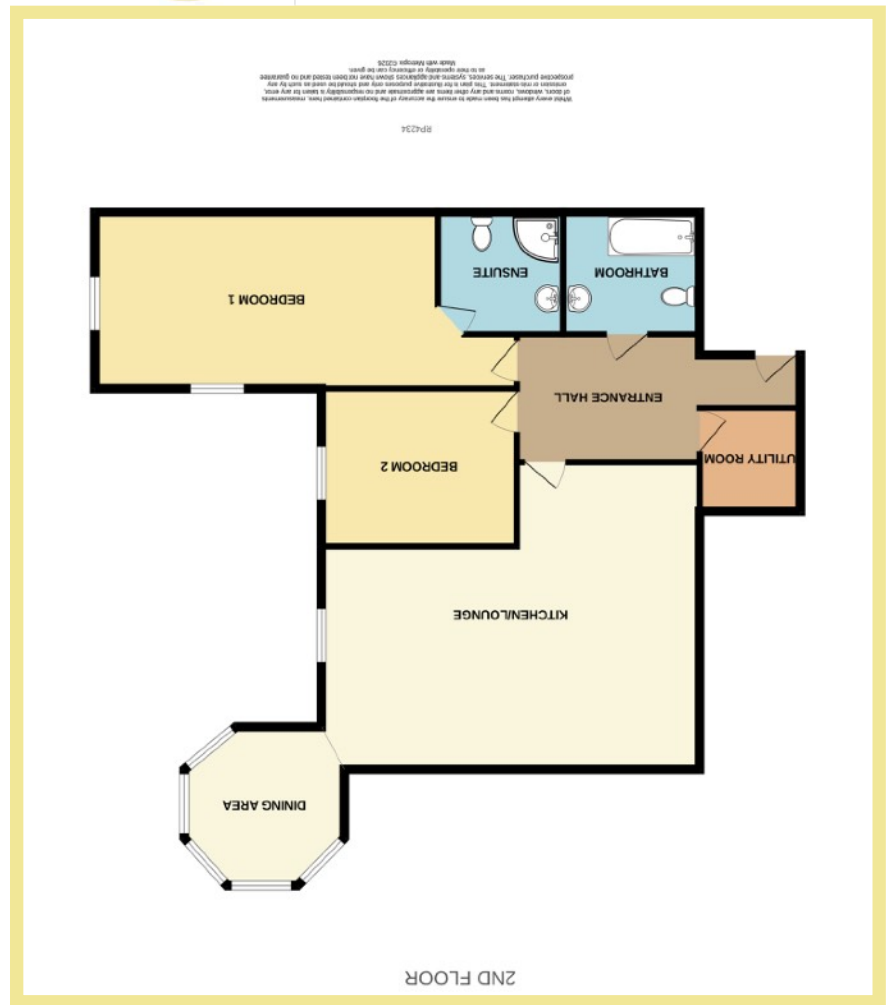


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	65 D	
69-80	C		
81-91	B		
92+	A		82 B



Apt 14, Bryn Y Bia Heights
 Bryn Y Bia Road
 Craigside
 Conwy
 LL30 3BF



BEAUTIFULLY PRESENTED, SPACIOUS, TWO BEDROOM PENTHOUSE APARTMENT, 2ND FLOOR. SITUATED IN AN EXCLUSIVE, WELL MAINTAINED DEVELOPMENT, WITHIN GORGEOUS GROUNDS IN A HIGHLY DESIRABLE AREA

Description

This stunning, recently refurbished, two bedroom 2nd Floor penthouse apartment is situated in the highly sought area of Craigside within the well managed and beautifully landscaped garden development of Bryn y Bia Heights. It has fantastic views with beautiful sunsets over the bay of Llandudno and hills and is within walking distance to the promenade, beach and Craig y Don. All amenities are available in Llandudno and Penrhyn Bay. The building benefits from a secure communal entry system with lift and stairs to all floors. The apartment has an allocated car parking space and there is also additional visitors parking.

Apartment 14 comprises of:- Entrance hallway, light and spacious open-plan lounge/kitchen/diner with modern fitted units and integrated appliances to include:- dishwasher, Zanussi oven, Hotpoint induction hob and extractor. The dining space is in "The Turret" area with far reaching views towards the hills, Great Orme and the sea. A large master bedroom with ensuite shower room, 2nd double bedroom and good sized bathroom. This apartment also has the benefit of a utility room with space and plumbing for a washing machine and tumble dryer. With modern wifi enabled ecostrad electric heating and UPVC double glazed windows throughout. Viewing is highly recommended to appreciate the spacious, modern living the apartment offers and its highly desirable location.

- ✓ IMMACULATE TWO BEDROOM 2ND FLOOR APARTMENT
- ✓ ALLOCATED OFF-ROAD PARKING SPACE
- ✓ SITUATED IN AN EXCLUSIVE, WELL MAINTAINED DEVELOPMENT
- ✓ MODERN, SPACIOUS OPEN-PLAN LIVING
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ WALKING DISTANCE TO THE PROMENADE & BEACH
- ✓ FAR REACHING SEA & MOUNTAIN VIEWS

Hallway

18' 9" x 7' 11" (5.71m x 2.42m)

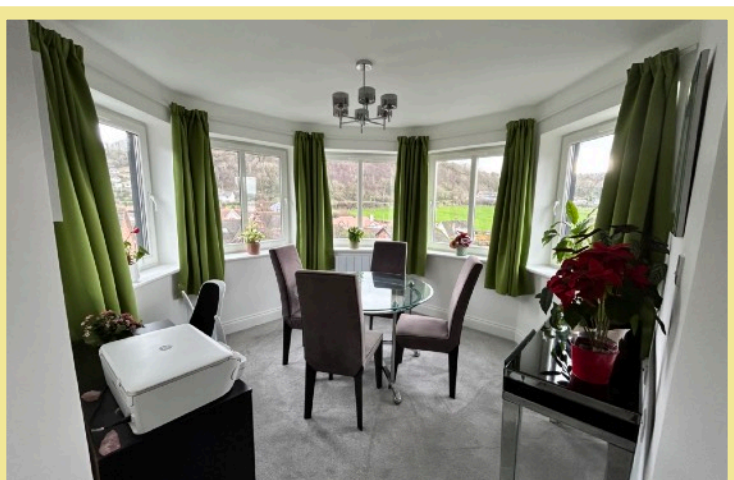
Lounge/Kitchen

21' 4" x 19' 1" (6.51m x 5.82m)



Dining Area

11' x 11' (3.35m x 3.35m)



Utility Room

6' 3" x 5' 7" (1.91m x 1.71m)

Bedroom One

26' x 10' 10" (7.93m x 3.31m)



Ensuite

7' 9" x 7' 7" (2.36m x 2.32m)

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.01m)



Bathroom

8' 5" x 7' 7" (2.56m x 2.32m)

Location

Bryn Y Bia Road is a short distance from the promenade and other local amenities. It is conveniently located for the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier. Easy access to the A55 for Chester and the motorways beyond.

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:F (provided on www.voa.gov.uk)

Energy Performance Rating Band: D

Tenure: Leashold.

THE APARTMENT IS LEASEHOLD WITH A 150 YEAR LEASE FROM 2009. GROUND RENT: £250 PER ANNUM. SERVICE CHARGE:£160 PER MONTH INCLUDES:- GARDENING, LIFT, WINDOW CLEANING, EXTERNAL MAINTENANCE & CLEANING OF ALL COMMUNAL AREAS.

2 Bedroom, Second Floor Apartment

Apt 14, Bryn Y Bia Heights
Bryn Y Bia Road
Craigside
Conwy
LL30 3BF

£325,000

Reference Number:RP4234
8/4/26

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
web: www.fletcherpoole.com

