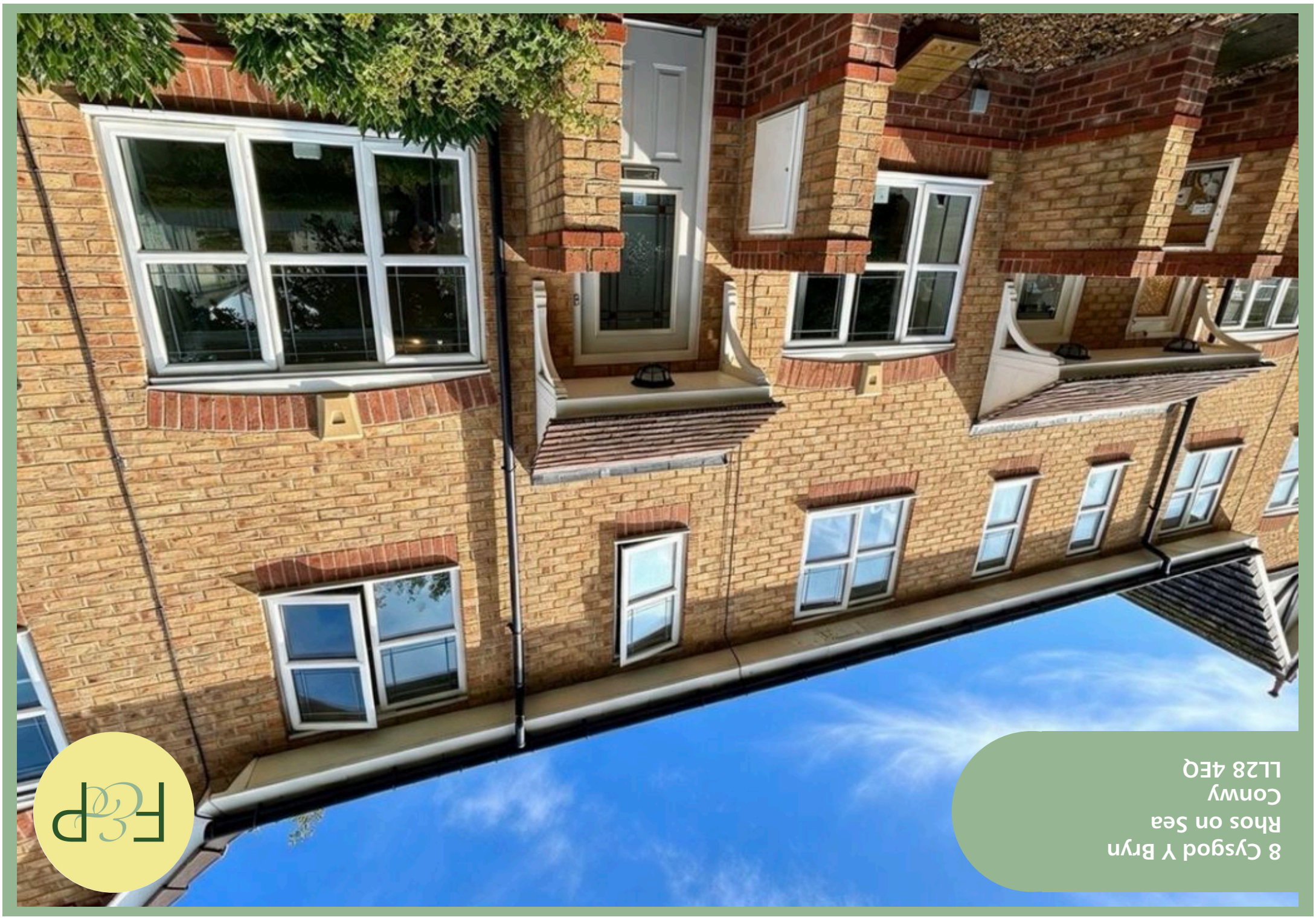
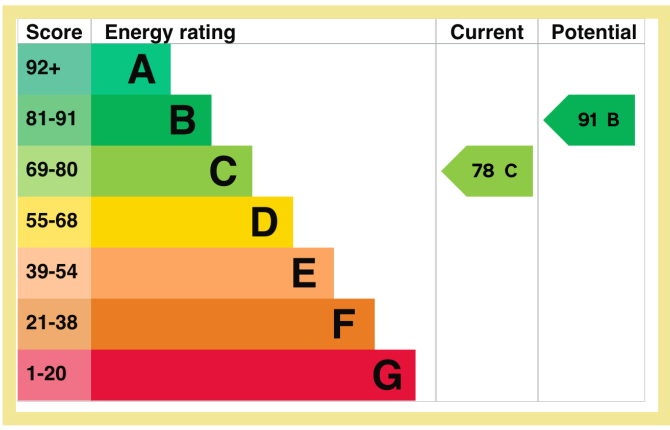


8 Cysgod Y Bryn
Rhos on Sea
Conwy
LL28 4EQ



RP4412

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fletcher&Poole

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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.

TWO BEDROOM MID TERRACE HOUSE IN A POPULAR & CONVENIENT AREA WITH OFF-ROAD ALLOCATED PARKING

Description

This two bedroom mid terrace house is ideal for a first time buyer or someone looking to downsize. Situated in a popular & convenient area.
Walking distance to the local shops, cafes, promenade & sandy beach in the coastal town of Rhos on Sea. A short drive from both Colwyn Bay & Llandudno.
The property has the added bonus of an allocated off-road parking space and an enclosed rear garden with a decked patio seating area.
The interior offers:- Entrance into the lounge, ground floor w.c and storage cupboard, kitchen/diner with space & plumbing for a washing machine and fridge-freezer and integrated appliances to include:- Oven, four-burner gas hob and extractor hood. French doors lead out onto the decked patio in the rear garden.
Stairs in the lounge lead up to two bedrooms- one at the front with built-in storage cupboard and one at the rear and a family bathroom.
Benefitting from gas central heating and UPVC double-glazed windows throughout.
Early viewing is recommended to appreciate the great location.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ ALLOCATED OFF-ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES, PROMENADE & BEACH
- ✓ SITUATED IN A POPULAR & CONVENIENT AREA
- ✓ LEASEHOLD

Lounge

12' x 11' 8" (3.67m x 3.55m)



Kitchen/Diner

12' x 8' 10" (3.67m x 2.69m)



W.C

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

Bedroom One

12' 2" x 12' (3.71m x 3.67m)



Bedroom Two

11' x 5' 11" (3.34m x 1.81m)



Bathroom

8' 10" x 5' 7" (1.75m x 1.71m)



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 (provided on www.voa.gov.uk)
Energy Performance Rating Band: C
Tenure: Leasehold. Property is leasehold on a 999 year lease from 2008.
Ground rent is £150 per annum.
Maintenance charge is approximately £177.92 per annum.

2 Bedroom Mid Terrace House

8 Cysgod Y Bryn
Rhos on Sea
Conwy
LL28 4EQ

£164,950

REDUCED FROM £175,000

Reference Number:RP4412
03/09/2026

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
web: www.fletcherpoole.com









