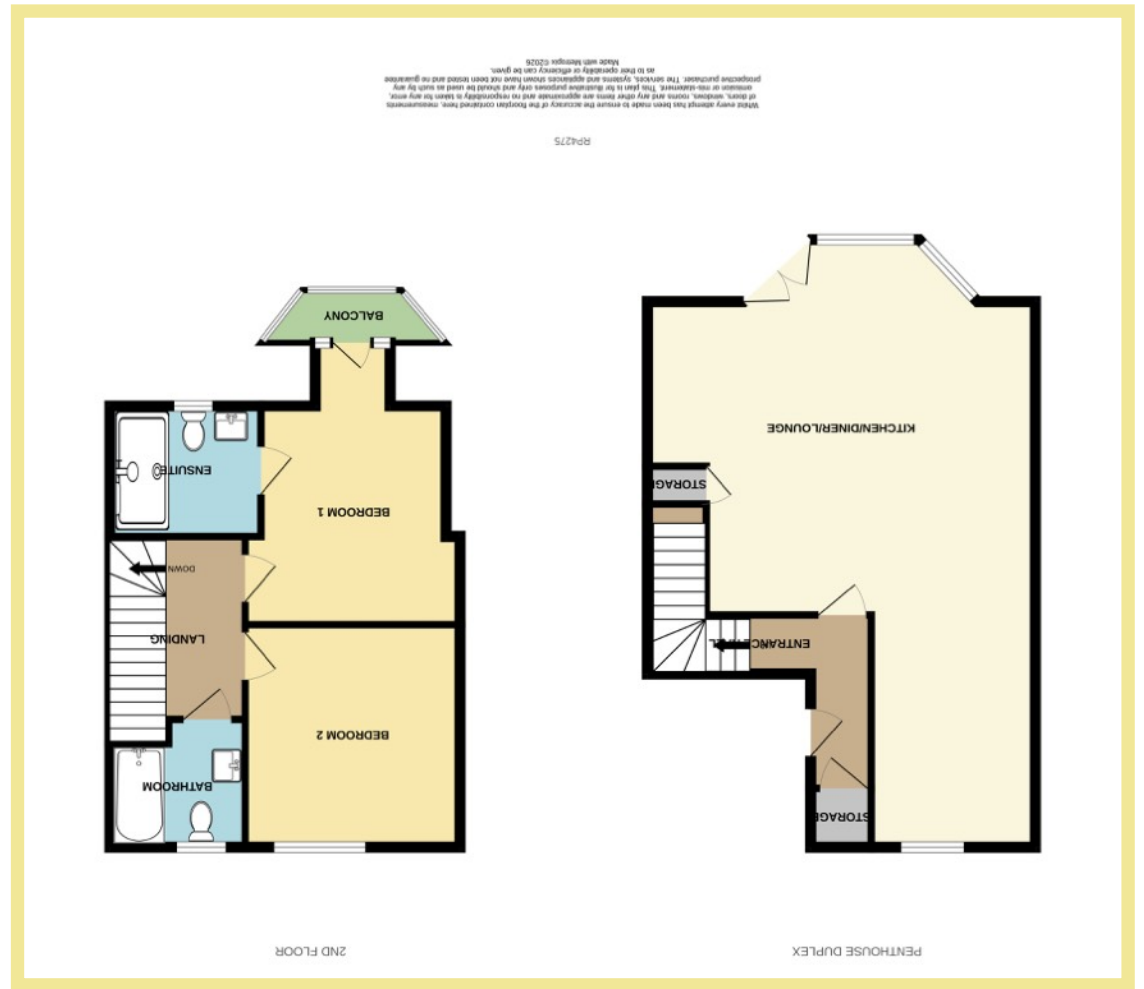


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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		
69-80	C		
81-91	B	86 B	86 B
92+	A		



Apt 5, Beach House
 Penrhos Road
 Rhos on Sea
 Conwy
 LL28 4DG



STUNNING TWO BEDROOM DUPLEX PENTHOUSE APARTMENT WITH BALCONY & SEA VIEWS. STEPS AWAY FROM THE PROMENADE & BEACH WITH ALLOCATED OFF-ROAD PARKING

Description

"Beach House" is a stylish individually designed two bedroom penthouse apartment. Situated in a prime position, steps away from the promenade & beach in Rhos on Sea. Walking distance to the local shops, cafes & amenities.

Apartment 5 has stunning sea views from the balcony, bedrooms & lounge-even the kitchen sink!

Part of a purpose-built development consisting of 6 apartments with secure communal entrance & allocated off-road car parking space.

The apartment comprises of:- Entrance hallway with built-in storage, stylish & spacious open-plan lounge/kitchen/diner with modern gloss units & integrated appliances to include:- Dishwasher, fridge freezer, oven, ceramic hob & extractor.

A Juliette balcony and bay window floods this room with light making it a lovely space to sit, relax and enjoy the views.

Stairs in the entrance hall lead up to the master bedroom with en-suite shower room and balcony with seating space taking in those sea & beach views, 2nd double bedroom-with another fabulous view towards Rhos on Sea harbour and bathroom.

The whole apartment is immaculate & benefits from gas central heating and UPVC double glazed windows. Viewing is essential to appreciate the fabulous location this stylish penthouse apartment offers.

- ✓ STYLISH TWO BEDROOM DUPLEX PENTHOUSE APARTMENT
- ✓ BALCONY WITH SEA VIEWS
- ✓ LARGE OPEN-PLAN LOUNGE/KITCHEN/DINER
- ✓ ALLOCATED OFF-ROAD CAR PARKING SPACE
- ✓ SECURE COMMUNAL ENTRANCE
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & AMENITIES
- ✓ NO CHAIN
- ✓ LEASEHOLD

Hallway

8' 8" x 3' 2" (2.65m x 0.95m)

Lounge/Kitchen/Diner

27' 9" x 19' 9" (8.45m x 6.02m)



Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m)



Ensuite

7' 5" x 5' 3" (2.26m x 1.60m)

Bedroom Two

11' 8" x 11' 4" (3.55m x 3.46m)



Bathroom

6' 9" x 6' 2" (2.05m x 1.88m)



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities, the larger resorts of Colwyn Bay and Llandudno are approximately 1 and 3 miles 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 towards the Promenade, turn right onto the Promenade where Penrhos Road can be found fourth on the right.

Council Tax Band: TBC (provided on www.voa.gov.uk)

Energy Performance Rating Band: B

Tenure: Leasehold. The apartment is leasehold on a 999 year lease from 2020 with 1/5 share of the freehold. Service charge is £196.12 per month and ground rent is £269.58 per annum.

2 Bedroom Duplex Penthouse Apartment

Apt 5, Beach House
Penrhos Road
Rhos on Sea
Conwy
LL28 4DG

£284,950

Reference Number:RP42675
21/4/2026

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

