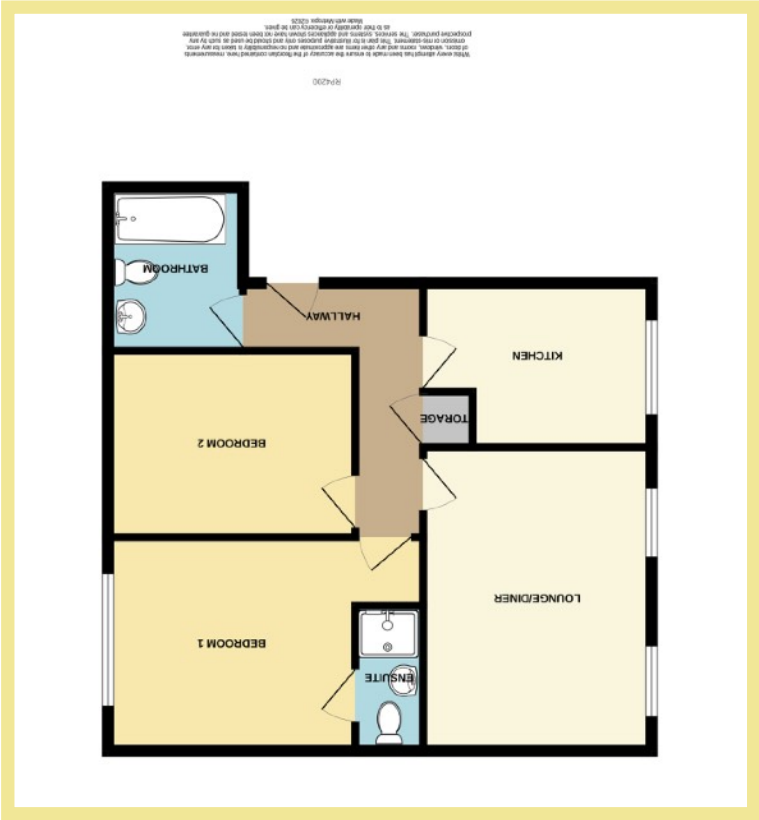
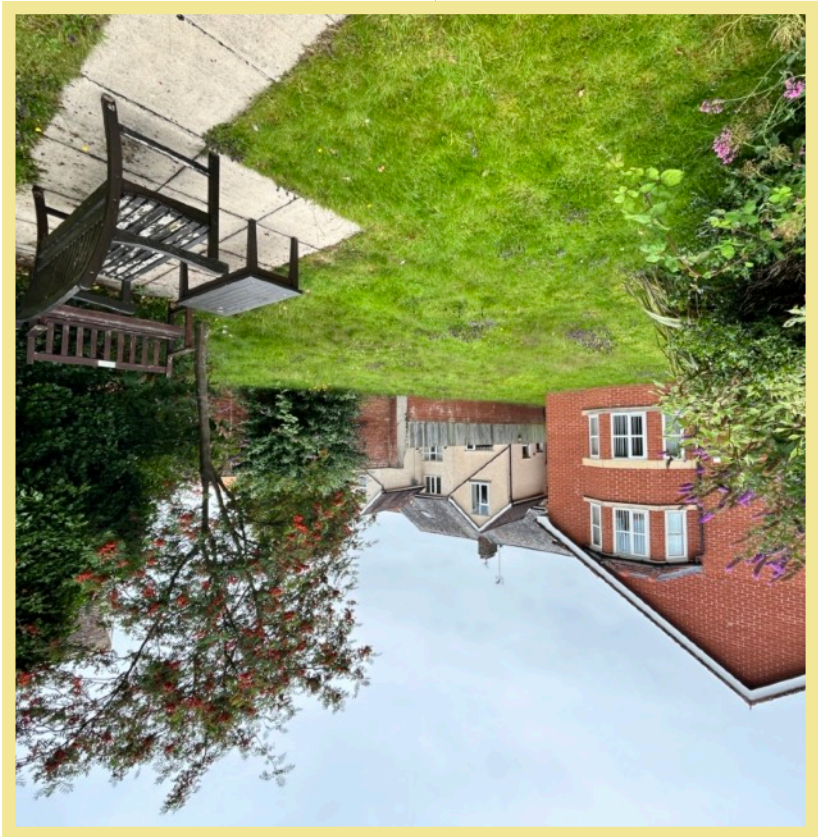


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



Apt.2, Cwrt Peris
Colwyn Crescent
Rhos on Sea
LL28 4RR

Spacious Two Bedroom First Floor Apartment Situated In The Heart Of Rhos on Sea With Allocated Off Road Parking

Description

No:2 Cwrt Peris is a light & spacious two bedroom 1st floor apartment. Situated in the heart of Rhos on Sea walking distance to the local shops, cafes, bus stop, promenade & beach. A short drive from both Llandudno & Colwyn Bay. Set within the well maintained “Cwrt Peris” development with an allocated off-road parking space, secure communal entry intercom system, all set in communal landscaped gardens. The apartment comprises of:- Hallway with built-in storage cupboard, lounge/diner, kitchen, master bedroom with en-suite shower room, 2nd double bedroom & bathroom. The apartment further benefits from gas central heating. Early viewing is recommended to appreciate this spacious apartment in a popular development and it’s convenient location.

- ✓ TWO BEDROOM 1ST FLOOR APARTMENT
- ✓ ALLOCATED OFF-ROAD PARKING SPACE
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, BUS STOP, PROMENADE & BEACH
- ✓ PART OF THE WELL MAINTAINED “CWRT PERIS” DEVELOPMENT
- ✓ SECURE COMMUNAL ENTRANCE
- ✓ NO CHAIN

Lounge/Diner

4.43m x 4.05m (14’7” x 13’4”)



Kitchen

3.33m x 2.41m (10’11” x 7’11”)



Master Bedroom

4.64m x 3.15m (15’3” x 10’4”)



Ensuite

2.12m x 0.93m (7’0” x 3’1”)

Bedroom Two

3.49m x 2.74m (11’6” x 9’0”)

Bathroom

2.30m x 1.91m (7’7” x 6’3”)



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 Snowdonia, Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the promenade, turn right onto Rhos Road, take the second right turn onto Colwyn Crescent where Cwrt Peris can be found on the right hand side.

Council Tax Band: “D”
Energy Performance Rating Band C

NB The apartment is leasehold on a 999 year lease from 2004

Ground Rent is £125 per annum

Service Charge is £147 per month
(Annual review due end February 2026)

2 Bedroom First Floor Apartment

Apt.2, Cwrt Peris
Colwyn Crescent
Rhos on Sea
LL28 4RR

£169,950

NO CHAIN

Reference Number:RP4200
3/02/26

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |