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www.fletcherpoole.com

Fletcher & Poole



19 Cysgod Y Bryn
Rhos on Sea
LL28 4EW

Well presented Two Bedroom Second Floor Apartment Situated Close To Local shops, Schools & Amenities

Description

This well presented two bedroom second floor apartment is situated in the sought after development of Cysgod Y Bryn and within walking distance of Rhos on Sea village and the promenade. The property has upvc double glazing and electric heating and viewing is highly recommended to appreciate the location and spacious layout. The accommodation in brief comprises of entrance hallway with access to loft for storage, large lounge/kitchen/diner, two double bedrooms with main benefitting from an ensuite shower room and a family bathroom.

The property also benefits from allocated parking and visitor parking.

✓ WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT

✓ SITUATED CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES

✓ IDEAL FOR INVESTORS & FIRST TIME BUYERS

✓ NO CHAIN

Lounge/Kitchen/Diner

5.32m x 5.25m (17'5" x 17'3")



Bedroom One

4.04m x 2.97m (13'3" x 9'9")



Ensuite Shower Room

2.85m x 1.11m (9'4" x 3'8")



Bedroom Two

3.25m x 2.79m (10'8" x 9'2")

Bathroom

2.00m x 1.68m (6'7" 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 D

NB The apartment is leasehold on a 150 year lease from 2008

Ground Rent is £110 per annum

Maintenance charge is £81.50 per month

2 Bedroom
Second Floor
Apartment

19 Cysgod Y Bryn
Rhos on Sea
LL28 4EW

£125,950

NO CHAIN

Reference Number: RP3316
26/07/23

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

