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[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



20a Marine Road  
Penrhyn Bay  
LL30 3NA

# Two Bedroom First Floor Apartment With Panoramic Views Overlooking Rhos on Sea Golf Course

## Description

A spacious two bedroom first floor apartment with panoramic views over Rhos on Sea golf course. The property is located close to the local amenities of Penrhyn Bay and is only a short walk to the Promenade and beach. Viewing is highly recommended to appreciate the spacious accommodation and stunning panoramic views. The accommodation in brief comprises of: Entrance porch with stairs leading up to a landing, light and spacious lounge/diner with panoramic far reaching views, kitchen, master bedroom with balcony overlooking the golf course, second bedroom, bathroom and large cupboard for storage. Outside to the front there is off road parking for 1 car.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ PANORAMIC VIEWS OVER RHOS ON SEA GOLF COURSE AND THE MOUNTAINS BEYOND
- ✓ LARGE LOUNGE/DINER
- ✓ BALCONY OFF THE MASTER BEDROOM WITH STUNNING VIEWS
- ✓ OFF ROAD PARKING FOR ONE CAR
- ✓ SITUATED IN A SOUGHT AFTER AREA, CLOSE TO LOCAL SHOPS, PROMENADE AND BEACH

## Lounge

5.34m x 4.21m (17'6" x 13'10")



## Kitchen

4.13m x 2.52m (13'7" x 8'3")



## Hallway

3.53m x 2.35m (11'7" x 7'9")

## Landing

5.09m x 1.99m (16'9" x 6')

## Bedroom

4.00m x 3.51m (13'2" x 11'6")



## Balcony

3.97m x 1.39m (13'0" x 4'7")

## Bedroom

3.53m x 2.98m (11'7" x 9'9")

## Bathroom

2.56m x 2.24m (8'5" x 7'4")



## Storage /Cupboard

2.82m x 0.78m (9'3" x 2'7")

## Location

The apartment is located in the popular area of Penrhyn Bay. Walking distance to the local shops, Promenade, beach and amenities. Within easy reach of Rhos on Sea and Llandudno.

## Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade, continue along this road pass the golf course on the left, turn second left onto Pendorlan Road and continue across onto Marine Road.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band C

2 Bedroom  
First Floor Apartment

20a Marine Road  
Penrhyn Bay  
LL30 3NA

£189,950

Reference Number: RP3478  
2/02/24

Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

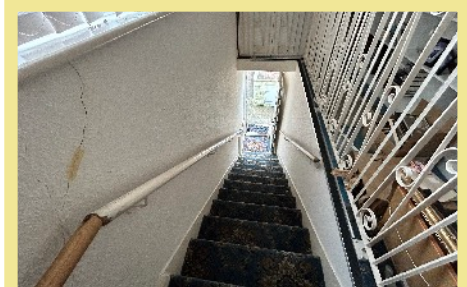
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		