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

Fletcher & Poole



Apartment 7  
Penrhyn Court  
Penrhyn Bay  
LL30 3EJ

RESIDENTS  
PARKING  
ONLY

VEHICLES PARKED  
AT OWNERS RISK

# One Bedroom Ground Floor Retirement Apartment Situated Close To Local Amenities

## Description

This one bedroom ground floor apartment is situated in Penrhyn Court, a purpose built development for people over 55 and in a convenient location for local amenities and just a short walk to the promenade. Within the development there is a residents lounge, conservatory and library and an on site manager and 24 hour emergency care system. Outside there is immaculately presented landscaped gardens. The apartment comprises of entrance hallway, large lounge/diner, kitchen, spacious double bedroom, shower room and a store cupboard. The apartment benefits from new fitted wardrobes, new electric shower, new hot water heater and a new storage heater in the lounge. Viewing is highly recommended to appreciate the spacious layout and convenient location.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ COMMUNAL GARDENS
- ✓ NO CHAIN

## Lounge/Diner

5.34m x 3.27m (17'6" x 10'9")



## Kitchen

2.40m x 2.26m (7'11" x 7'5")

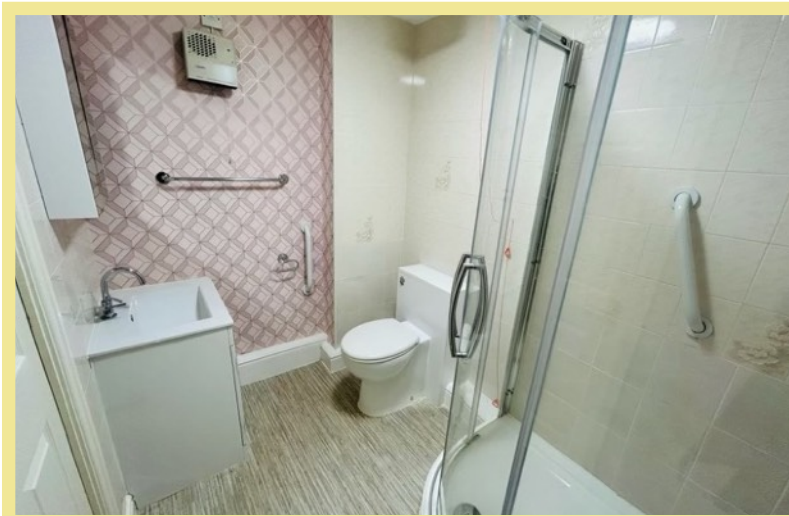


## Store Cupboard

2.12m x 0.65m (7'0" x 2'2")

## Bathroom

4.44m x 2.73m (14'7" x 9'0")



## Bedroom

5.25m x 2.89m (17'3" x 9'6")



## Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the golf course. The Victorian resort of Llandudno is approximately three miles distance.

## Directions

From the Rhos On Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road onto Glan Y Mor Road, pass the golf course on the left, at the roundabout take the second exit onto Trafford Park, where Penrhyn Court can be found after a short distance on the right.

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

Energy Performance Rating Band C

NB Apartment is leasehold on a 125 year lease from 1991

1 Bedroom Ground Floor Retirement Apartment

Apartment 7  
Penrhyn Court  
Penrhyn Bay  
LL30 3EJ

£89,950

**NO CHAIN**

Reference Number: RP3472  
30/01/24  
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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		