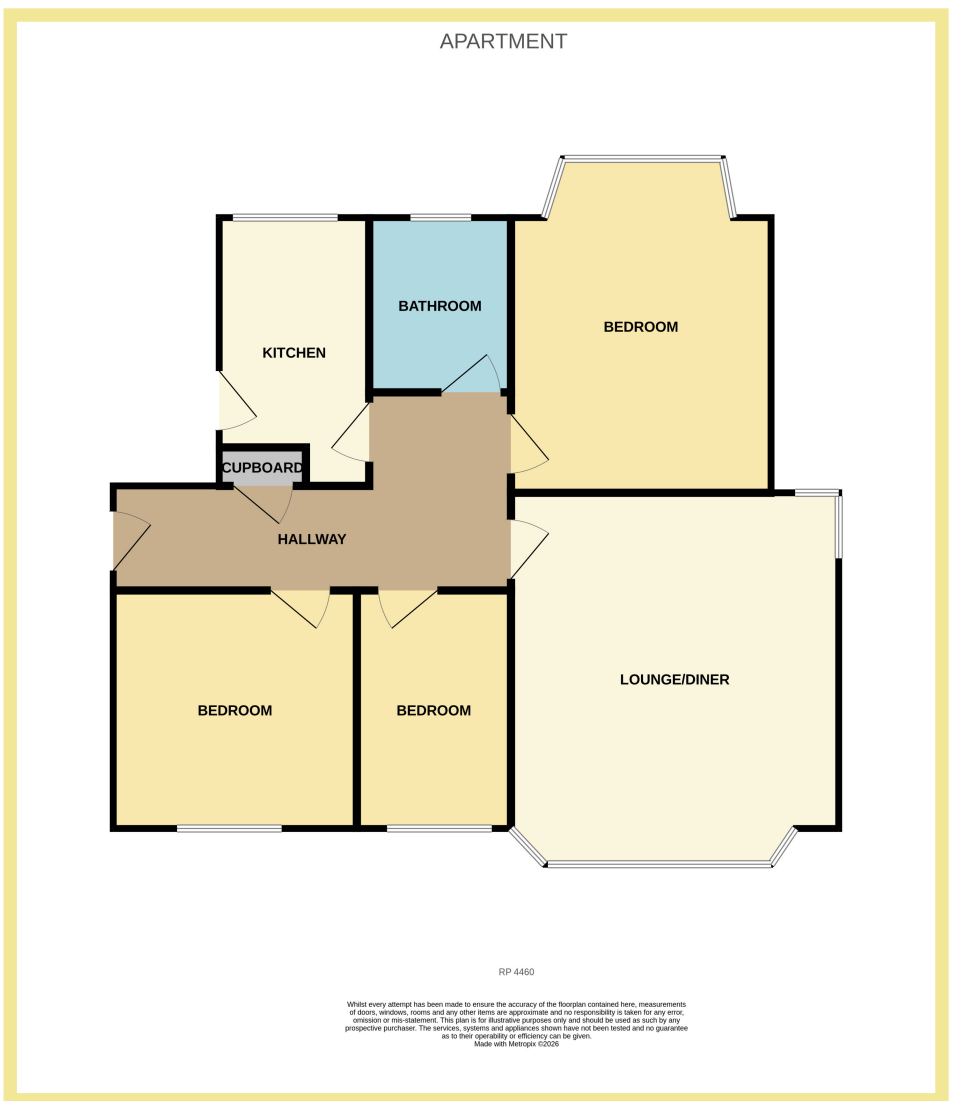


Fletcher & Poole

www.fletcherpoole.com

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.

# THREE BEDROOM FIRST FLOOR APARTMENT SITUATED CLOSE TO THE AMENITIES OF RHOS ON SEA AND THE PROMENADE

## Description

This three bedroom first floor apartment is part of Penrhyn Court, an impressive Art Deco style building close to the amenities of Rhos on Sea and only a short walk to the promenade. In fact from the lounge/diner there are distant sea views. The well planned accommodation is light and spacious with the property also benefitting from a garage which is to the rear.

There is a secure communal entrance and stairs leading to the apartment which comprises of good size hallway with built in storage, a light and spacious lounge/dining room with it's distinctive bay window and a modern contemporary kitchen with high gloss units and breakfast bar.

There are three bedrooms, the master with a bay window to the rear aspect and a good size bathroom with bath and separate shower.

There is gas central heating, UPVC double glazing and from the kitchen there is access to the rear of the property with stairs leading down to the ground floor and the garage.

- ✓ THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ LIGHT AND SPACIOUS ACCOMMODATION
- ✓ SITUATED CLOSE TO THE AMENITIES OF RHOS ON SEA AND THE PROMENADE
- ✓ PROPERTY BENEFITS FROM A GARAGE
- ✓ LEASEHOLD

## Kitchen

12' 2" x 7' 8" (3.71m x 2.33m)

## Lounge

15' 5" x 14' 9" (4.70m x 4.49m)

## Bedroom One

13' 7" x 12' 4" (4.14m x 3.76m)

## Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)

## Bedroom Three

11' 3" x 7' 4" (3.43m x 2.23m)

## Bathroom

8' 4" x 6' 9" (2.54m x 2.06m)

## Garage

32' 4" x 8' 4" (9.86m x 2.54m)

## 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 Chester and the motorways beyond.

## Directions

From the Rhos on Sea office turn left down Penrhyn Avenue, take the first right turn onto Colwyn Avenue, at the "T" Junction turn left onto Abbey Road where Penrhyn Court is located on the left.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Performance Rating Band: TBC
Tenure: Leasehold. 999 year lease from 1973
Ground Rent £6 annually
Service Charge £2,485 per annum

**3 Bedroom First Floor Apartment**

**Apt 10, Penrhyn Court**
**Abbey Road**
**Rhos on Sea**
**Conwy**
**LL28 4NY**

**£164,950**

**Reference Number:RP4460**
**28/10/2026**

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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
web: www.fletcherpoole.com