



Est :1964

2 Bed Flat

£114,995



Cysgod Y Bryn Rhos on Sea, LL28 4EW

Wynne Davies bring to the market this 2 BEDROOM Ground Floor Flat in a popular location of Rhos on Sea. The property is immaculately presented and is currently being rented.

All viewings are accompanied by a staff member of Wynne Davies Estate Agents. Interested parties wishing to view this property can do so by contacting our office on 01492 545665 to arrange an appointment. Out of hours appointments, evening and weekends are available on request.

Key Features

2 BEDROOM GROUND FLOOR FLAT

OPEN PLAN KITCHEN / LIVING ROOM

BATHROOM

UPVC DOUBLE GLAZING

PARKING SPACE

CLOSE TO SHOPS AND PARK



Ground Floor

COMMUNAL ENTRANCE - Door opening into the communal hallway with doors and staircase leading to the first floor.

APARTMENT ENTRANCE HALLWAY - Door opening into the entrance hallway with doors to two bedrooms, bathroom and lounge/diner.

OPEN PLAN KITCHEN / LIVING ROOM - Door opening into the kitchen/living room.

Lounge Area 4.765 x 2.831 Triple aspect uPVC windows, laminate flooring.

Kitchen/diner 3.849 x 2.022 Dual aspect uPVC window, with views towards the little orme, wood effect cupboards with granite effect worktop over, integrated electrolux oven and Logik ceramic 4 ring hot with stainless steel extractor hood above, space for fridge/freezer, space for washing machine, space for table and chairs, laminate flooring.

BEDROOM ONE - 8' 5" x 10' 2" (2.57m x 3.11m) Front aspect uPVC window, integrated mirror wardrobe, wall mounted radiator.

BEDROOM TWO - 6' 4" x 6' 4" (1.95m x 1.96m) Front aspect Upvc window, shelving.

BATHROOM - 8' 2" x 6' 4" (2.51m x 1.96m) Bath with Triton shower over, chrome mixer taps, low level w.c., extractor fan, part tiled walls, cupboard housing the water tank and shelving, tiled floor.

Exterior

PARKING - One designated parking space. Visitor parking spaces available.

DIRECTIONS - From our office on Penrhyn Avenue continue along this road passing the Cricket Club, continue over the crossroads at Church Road and take the first left turn onto Cysgod y Bryn, follow the road up the hill and the apartment block can be found on the right hand side on the edge of the estate.

VIEWINGS - All viewings are accompanied by a staff member of Wynne Davies Estate Agents. Interested parties wishing to view this property can do so by contacting the Wynne Davies Estate Agents office to arrange an appointment. Out of hours appointments available.

OPENING HOURS - Monday - Friday: 9.00am - 5.00pm.

Saturday: 9.30am - 3.00pm.

Sunday: Viewings by pre-arranged appointment.

Evenings: Viewings by pre-arranged appointment.

NOTES - A management company holds responsibility for the maintenance of all external aspects of the building, including gardens and communal areas. 999 years lease commencing approximately TBC, Council Tax band B, Service charge approximately TBC, Building Insurance TBC, Ground Rent TBC. These particulars, whilst believed to be accurate are set out for guidance only and do not



constitute any part of an offer or contract. Property offered subject to contract and to remaining available. Central heating, electrical / gas appliances and plumbing equipment (where applicable) have not been tested.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		