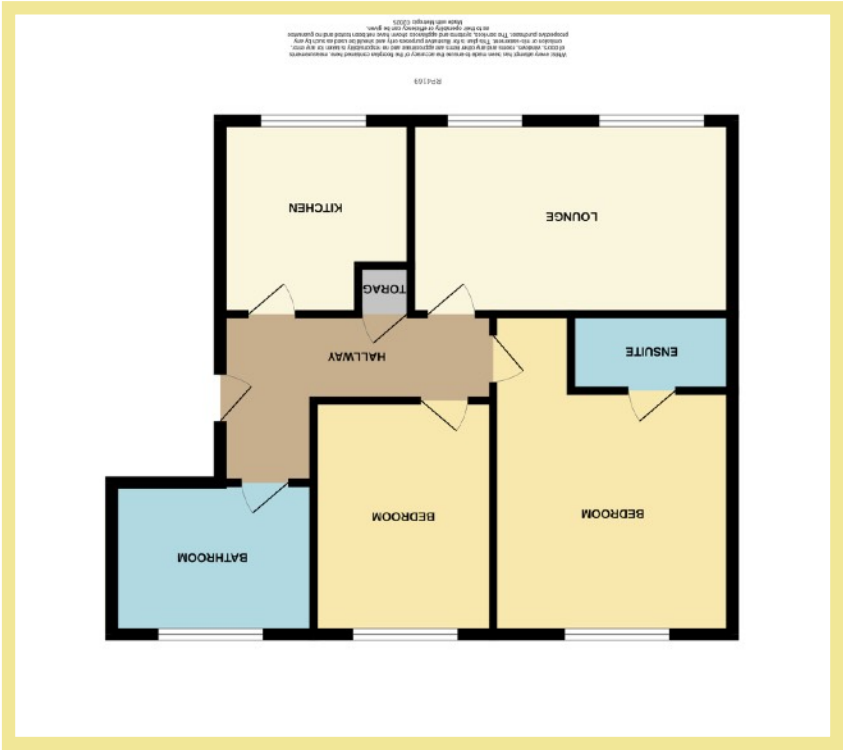


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com



Flat 8, Cwrt Ogwen
Penrhyn Avenue
Rhos on Sea
LL28 4RL

Two Bedroom Ground Floor Apartment Situated In The Centre Of Rhos on Sea

Description

This light and spacious two bedroom ground floor apartment is part of the well maintained Cwrt Ogwen development. Situated in the heart of Rhos on Sea and within walking distance to the promenade, beach, local shops and cafes, with a bus stop located at the front of the building. The apartment briefly comprises: Secure communal entrance door with intercom system, hallway, spacious lounge, kitchen, master bedroom with ensuite shower room, second bedroom and bathroom. The apartment benefits from 1 off road allocated parking space, communal landscaped gardens, UPVC double glazing and gas central heating throughout. Viewing is highly recommended to appreciate the spacious layout and location.

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA VILLAGE
- ✓ ALLOCATED PARKING & WELL PRESENTED COMMUNAL GARDENS
- ✓ NO CHAIN

Lounge

14'6" x 13'3" (4.42m x 4.04m)



Kitchen

11'0" x 7'11" (3.35m x 2.41m)



Bedroom One

15'1" x 10'4" (4.60m x 3.15m)



Ensuite

7'0" x 3'0" (2.13m x 0.91m)



Bedroom Two

11'4" x 8'11"(3.45m x 2.71m)

Bathroom

7'5" x 6'3" (2.26m x 1.90m)

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 pass the shops and cross Colwyn Avenue where Cwrt Ogwen can be found on the left.

NB The property is leasehold on a 999 year lease from 2004

Ground rent is £125 per annum and a monthly service charge of £105.52

Council Tax Band: "D" (provided on www.voa.gov.uk)

Current Energy Performance Rating Band C

2 Bedroom
Ground Floor
Apartment

Flat 8, Cwrt Ogwen
Penrhyn Avenue
Rhos On Sea
LL28 4RL

£179,950

NO CHAIN

Reference Number:RP4169

12/12/25

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
web: www.fletcherpoole.com

