

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 travelling some distance to view the property. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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. Seller or contractor. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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.

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Apartment 6  
Penrhyn Court  
Penrhyn Bay  
LL30 3EJ

# One Bedroom Ground Floor Retirement Apartment Set Within A Well Maintained Development In A Convenient Residential Location

## Description

Apartment No:-6 is a one bedroom ground floor retirement apartment.

Situated in the well maintained, purpose built development of Penrhyn Court for the over 60's. Walking distance to the local shops, bus stop, doctors surgery & pharmacy, promenade and beach. A short drive from both Llandudno & Colwyn Bay. Penrhyn Court has a secure communal entrance, on-site manager, 24 hour emergency call system, lift & stairs to all floors, communal lounge & laundry room and 2 Guest Suites. All set within communal gardens and a private car park.

The apartment comprises of:- Hallway with good-sized built-in storage, spacious lounge/diner opening into the kitchen which has an integrated oven, microwave and ceramic hob. Space & plumbing for a washing machine. Bedroom with fitted wardrobe and a shower room. Benefiting from electric storage heaters and UPVC double glazed windows throughout. Viewing is highly recommended to appreciate the convenient location and on-site facilities this retirement development has to offer.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT FOR THE OVER 60'S
- ✓ PRIVATE CAR PARK
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & 2 GUEST SUITES
- ✓ SET WITHIN COMMUNAL GARDENS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, BUS STOP, DOCTORS SURGERY/PHARMACY
- ✓ NO CHAIN

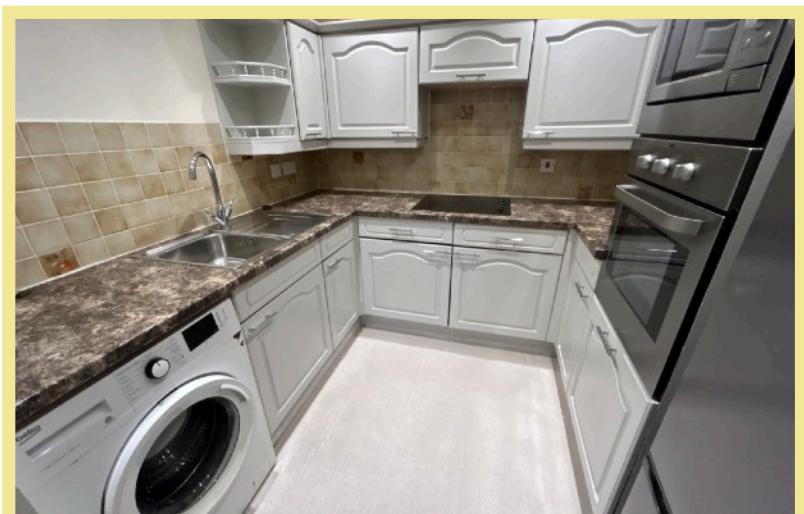
## Lounge/Diner

5.32m x 3.23m (17'5" x 10'7")



## Kitchen

2.40m x 2.23m (7'11" x 7'4")



## Bedroom

4.56m x 2.94m (15'0" x 9'8")



## Shower Room

2.41m x 1.68m (7'11" x 5'6")



## 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 THE APARTMENT IS LEASEHOLD-ON A 125 YEAR LEASE FROM 1991

SERVICE CHARGE: £895.12 PER QUARTER  
INCLUDES:-

BUILDINGS INSURANCE, WATER RATES,  
MAINTENANCE OF THE GROUNDS, BUILDINGS  
AND COMMUNAL AREAS

1 Bedroom  
Ground Floor  
Apartment  
Apartment 6  
Penrhyn Court  
Penrhyn Bay  
LL30 3EJ

**£74,950**

**NO CHAIN**

Reference Number: RP4179  
12/01/26

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)

