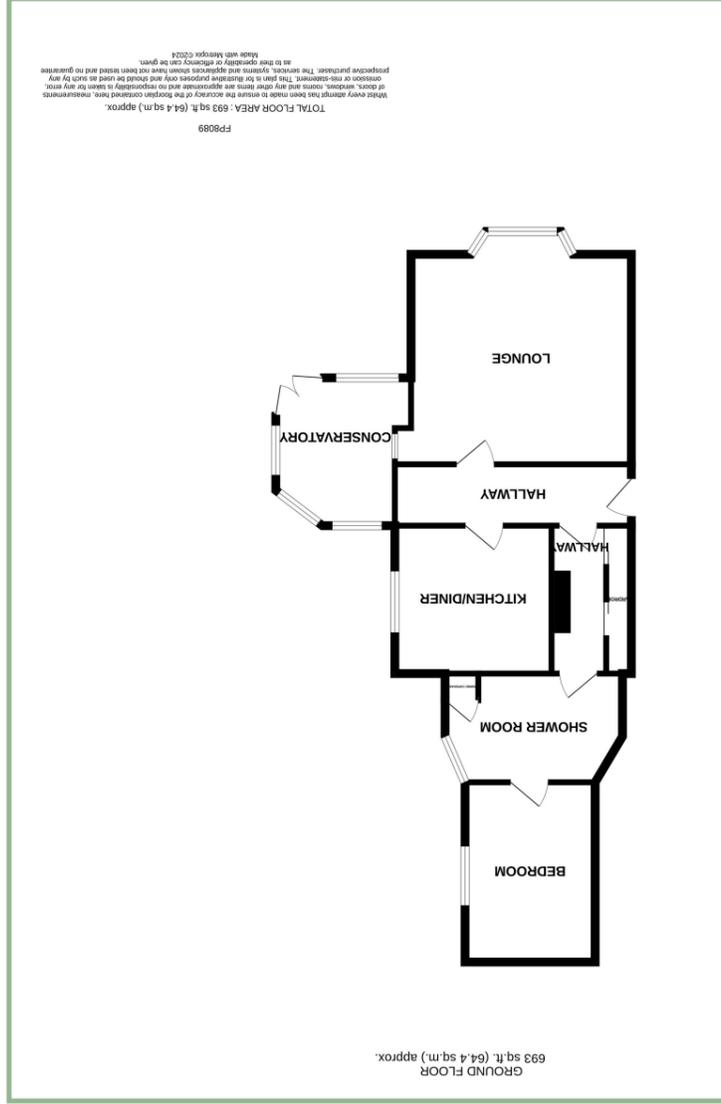


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	45 E	
55-68	D		
69-80	C		69 C
81-91	B		
92+	A		



# Spacious One Bedroom Ground Floor Apartment

## Description

A spacious and well maintained one bedroom ground floor apartment situated in the centre of the village, enjoying a sea view from the lounge area.

Bryn is an attractive detached period property consisting of five apartments, the West Wing having access via the main communal entrance and it's own separate entrance through the conservatory.

The accommodation comprises: Communal porch with original tiled floor leading to the communal hallway with original block floor and stained windows. Personal door to the West Wing (door says number 1) Hallway, lounge with high ceiling, bay window and electric fire, kitchen/diner with integrated washing machine, fridge, freezer, electric oven and dishwasher, inner hallway/walk in wardrobe which provides access to the shower room and bedroom.

Timber windows and gas fired central heating.

To the outside there are lovely landscaped and well maintained gardens and grounds with a gated driveway area where the West Wing park their car, a decked seating area which is used solely by the West Wing. Store room/workshop with power, light and a sink solely for the use of the West Wing apartment.

- ✓ SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ LOCATED IN A PERIOD PROPERTY BEING ONE OF FIVE APARTMENTS
- ✓ ENJOYS A SEA VIEW FROM THE LOUNGE
- ✓ DRIVEWAY PARKING & WELL MAINTAINED COMMUNAL GARDENS
- ✓ WORKSHOP/STORE
- ✓ LEASEHOLD APARTMENT WITH EACH OWNER OWNING A FIFTH OF THE FREEHOLD

## Hallway

15' 10" x 4' 4.82m x 1.22m

## Lounge

15' 7" Max x 14' 8" 4.75m Max x 4.47m



## Kitchen/Diner

11' 11" x 9' 11" 3.63m x 3.02m



## Conservatory

8' 8" x 9' 10" 2.64m x 3m



## Inner Hall/Walk In Wardrobe

9' 10" x 5' 4" 3m x 1.62m

## Shower Room

11' 10" x 7' 3" 3.60m x 2.21m



## Bedroom

12' x 9' 6" 3.66m x 2.89m



Agent Notes: Apartment is leasehold on a 999 year lease. Each owner owns 1/5th of the freehold. £1,240 a year (paid quarterly) for the management fee.

## Location

Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school and bus/rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

## Directions

From our Conwy office proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed into the village and turn right onto Paradise Road where Bryn can be found on the right.

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

Energy Efficiency Rating: E

## 1 Bedroom Ground Floor Apartment

Bryn - West Wing  
Paradise Road  
Penmaenmawr  
LL34 6AS

**£135,000**

Reference Number: FP8089  
17/3/2025

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

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 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

