

**Bryan Davies  
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**AUCTIONEERS  
●  
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**34 Penrhyn Park, Penrhyn Avenue, Rhos On Sea,  
Colwyn Bay, Conwy, LL28 4PL**



**£59,950**



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS IS A PURPOSE BUILT ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT FOR THE OVER 55's - completed (c1988) situated at the rear of the building with views towards the park, and tennis courts, within easy access to bus services and within 400 yards of the local village with its shops and cafes, promenade and harbour.

The complex offers:- entrance area with lift and staircase to all floors; ground floor residents lounge with double glazed patio door to the sitting out area; adjacent kitchen-tea room; managers office; ground floor laundry and bin store; first floor guest bedroom with shower, wash hand basin and w.c (subject to availability), communal gardens and general parking.

The accommodation comprises:- hall with walk-in storage cupboard, airing cupboard; lounge; fitted kitchen; principal bedroom with built-in wardrobes; tiled shower room. The apartment benefits from upvc double glazed window units, electric storage heaters and security intercom. Outside there are communal gardens and parking areas.

SUBLETTING ALLOWED  
NO PETS ALLOWED  
NO HOLIDAY LETTING ALLOWED  
OVER 55'S

The Accommodation Comprises:-

COMMUNAL ENTRANCE DOOR TO:-

COMMUNAL ENTRANCE AREA

With lift and staircase to all floors

SECOND FLOOR

PERSONAL DOOR TO APT 34

HALL

Storage cupboard housing hot water heater, electric meter and shelving.

LOUNGE/DINING AREA 16'11" x 10'8" (5.18m x 3.26m)



Upvc box bay window with views towards the park, tennis courts . Economy 7 heater, coving, 3 wall light points, security intercom



VIEW FROM THE LOUNGE



KITCHEN 6'11" x 5'6" (2.13m x 1.70m)



Base, wall and drawer units with complementary worktops, single bowl sink and drainer, mixer tap, built-in electric oven and hob, partially tiled, coving, extractor fan.



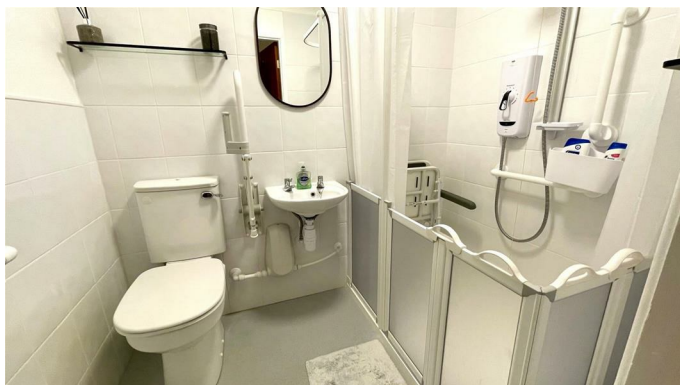
BEDROOM 13'5" x 8'10" (4.10m x 2.70m)



Plus built-in wardrobe with mirrored bi-fold doors, Economy 7 heater, views over the tennis court.



SHOWER ROOM



Shower stall, electric shower, pedestal wash hand basin and low flush w.c, wall tiling, extractor fan.

RESIDENTS LOUNGE



KITCHEN-TEA ROOM



MANAGERS OFFICE

GROUND FLOOR LAUNDRY AND BIN STORE

FIRST FLOOR GUEST BEDROOM

With shower, wash hand basin and w.c, (subject to availability)

REAR ASPECT



## OUTSIDE



The gardens outside are maintained by the Management Company and there is general parking.

## TENURE

The property is held on LEASEHOLD Tenure over a 120 year term commencing 1987. Each resident must be a minimum of 55 years of age, but buyers can be of any age.

The Apartments can be sublet, subject to the permission of the Management Company, No pets are allowed in Penrhyn Park. These details should be confirmed by your legal advisor.

## COUNCIL TAX

Council Tax Band is 'B' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## SERVICE CHARGES

The service charge from 1st March, 2025 - 31st August, 2025 including the Service Charge is approximately £1,800 plus Ground Rent of £264.61 for the half year. These charges should be confirmed by your legal advisor as can be subject to change.



## Second Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



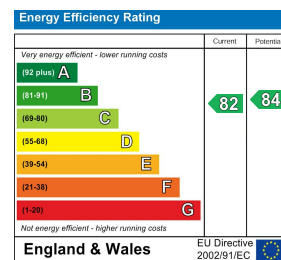
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Total area: approx. 42.4 sq. metres (456.3 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Co-Op in Rhos-On-Sea continue along Penrhyn Avenue towards Colwyn Bay Cricket Club. The entrance to Penrhyn Park is on the left before you reach the park, bowling green and cricket club. REF: A688 28/04/ 25 Rev 04/08/25

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

