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# 32 Penrhyn Park, Penrhyn Avenue, Rhos On Sea, Colwyn Bay, Conwy, LL28 4PL

## No Onward Chain £69,950

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www.bdahomesales.co.uk

THIS IS A LOVELY UPDATED 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 bowling green, within 400 yards of Rhos on Sea village with its shops, cafes, promenade and harbour, and with easy access to bus services.

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, 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 32

## HALL
Coved ceiling, fitted dado rail,storage cupboard, hot water heater, electric meter and shelving.

## LOUNGE 17'3" x 10'11" (5.26m x 3.34m)

Decorative fire surround with marble effect back and hearth, fitted dado rail, coved ceiling, T.V. aerial, storage heater, ceiling light and fan, wall lighting, upvc double glazed box bay window with views towards the park and bowling green.

Double doors from the Lounge lead into:

## KITCHEN 7'1" x 5'6" (2.18m x 1.69m)

Fitted wall, base and glass display units with rolled edged worktops incorporating inset sink with mixer taps, two ring electric hob, built-in electric oven, space for upright fridge/freezer.

## BEDROOM 13'5" x 8'9" (4.10m x 2.69m)

Built-in wardrobes with bi-fold mirrored doors, fitted dado rail, storage heater, ceiling light and fan, wall lighting, upvc double glazed window with views towards the park and bowling green.

## SHOWER ROOM 6'10" x 5'6" (2.10m x 1.68m)

Walk-in shower stall with glass shower screen and 'Triton' electric shower, vanity wash hand basin, concealed close-coupled W.C., coved ceiling, fully tiled walls.

## 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).

## OUTSIDE - FRONT ENTRANCE

## REAR ASPECT

## COMMUNAL GARDENS

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.

## SERVICE CHARGES

The service charge from 1st March, 2026 - 31st August, 2026 including the Service Charge is approximately £1,800 plus Ground Rent of £264.61 for the half year.

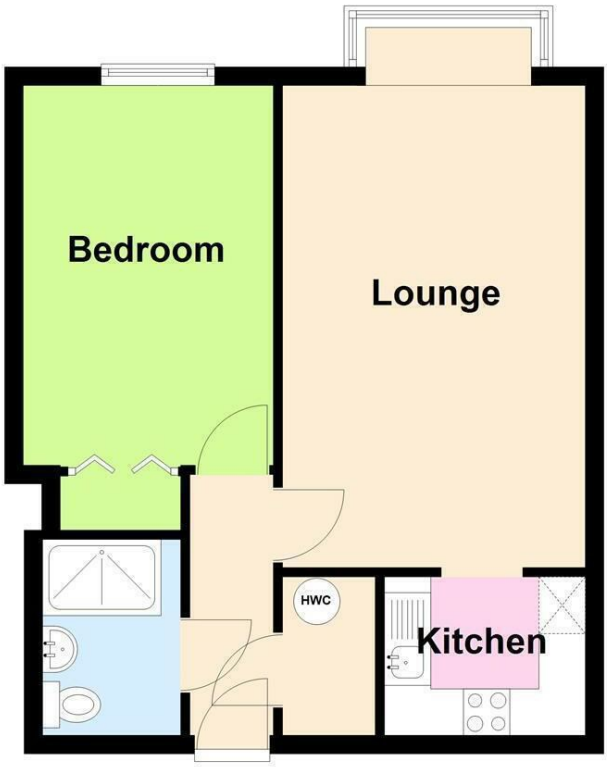
These charges should be confirmed by your legal advisor as can be subject to change.

## COUNCIL TAX BAND

Is 'B' obtained from www.conwy.gov.uk

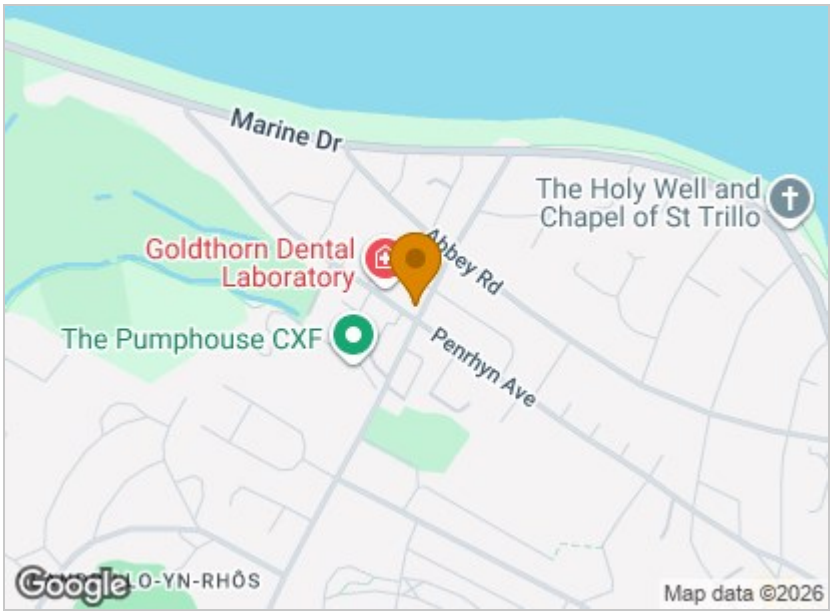
# Second Floor

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

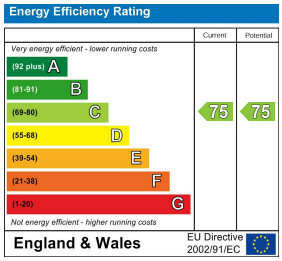



Total area: approx. 42.4 sq. metres (456.3 sq. feet)

## 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. A935 07/07/26

**We will be pleased to arrange a viewing of this Home**

**01492 875125**

**e mail: llandudno@bdahomesales.co.uk**

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.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.