



# DAFYDD HARDY

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**FOR SALE**  
AR WERTH



**23 Cysgod Y Bryn, Rhos On Sea, Conwy LL28 4EW • £98,000**

*Top Floor Apartment in a purpose built apartment block, conveniently situated in a popular residential area of Rhos on Sea.*

- Potential Investment Opportunity
- Contemporary Top Floor Apartment
- Open Plan Lounge/Kitchen/Diner
- Modern Fitted Kitchen
- 2 Bedrooms & Bathroom
- Modern Electric Heating
- uPVC Double Glazing
- Allocated Parking & Visitor Spaces
- Little Orme & Sea Glimpses
- Viewing Highly Recommended



16 Trinity Square, Llandudno, Conwy LL30 2RB | 01492 884484



dafyddhardy.co.uk



**Description:** This apartment is set on the top floor, and is within the first block on the left in the Cysgod Y Bryn development. The accommodation comprises of an Entrance Hall, open plan Lounge/Kitchen/Diner, 2 Bedrooms and Bathroom. The property has electric heating and uPVC double glazed windows. Distant views towards the sea, Little Orme and surrounding hillside can be enjoyed from most rooms. Conveniently situated in the popular residential area in Rhos on Sea, ideal for local shops, bus routes and the promenade.



**Location:** Rhos on Sea is a charming seaside town located between Llandudno and Colwyn Bay, providing an excellent environment for walking, cycling, fishing and general recreational water pursuits. Rhos on Sea offers a good range of amenities including a primary school, college, golf course and cricket club amongst others, and the town is also home to an excellent choice of restaurants and eateries. The fact that the A55, a mainline railway service and facilities available in neighbouring Colwyn Bay are within easy reach, make this a highly appealing place in which to settle.

**Communal Entrance Hall**

**Apartment 23 Entrance Hall**

**Lounge/Kitchen/Diner:** 17' 1" x 15' 10" (5.23m x 4.85m) \*plus entrance

**Bedroom 1:** 13' 10" x 10' 5" (4.22m x 3.18m)

**Bathroom:** 9' 6" x 6' 3" (2.92m x 1.93m)

**Bedroom 2:** 11' 1" x 8' 0" (3.40m x 2.46m) \*max room measurement

**Outside:** Off road parking space (number 41) for this apartment. Additional visitor parking spaces.

**Tenure:** We have been informed by the vendors that this is a leasehold property on a 150 year term. The ground rent payable is £150 per annum. The current service charge is approximately £72 per calendar month. Residential letting is permitted, but holiday lets are not. Residents may only keep pets once written permission has been requested, and this may be withdrawn if the animal causes a nuisance to other residents.

**Heating:** Electric Heating. The agent has tested no services, appliances or central heating system (if any).

**Services:** We are informed by the seller that this property benefits from Mains Water, Electricity and Drainage.

**Directions:** Leave Llandudno along the promenade heading towards the Little Orme and Craigside. Head up over the hill and get into the left lane on the way down towards the roundabout. Take the first exit from the roundabout into Glan y Mor Road and follow the promenade along towards Rhos on Sea. Turn right into Penrhyn Avenue and Cysgod Y Bryn can be found on the right hand side. Upon entering the development turn left and the apartment can be found in the block on the left hand side.

**FLOORPLAN**

**Energy Performance Certificate** HM Government

23, Cysgod y Bryn, Rhos on Sea, COLWYN BAY, LL28 4EW

Dwelling type: Top-floor flat  
 Date of assessment: 21 August 2018  
 Date of certificate: 21 August 2018

Reference number: 0345-2669-6785-6828-4675  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 58 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,578
Over 3 years you could save	£ 465

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 159 over 3 years	
Heating	£ 876 over 3 years	£ 555 over 3 years	You could save £ 465 over 3 years
Hot Water	£ 555 over 3 years	£ 399 over 3 years	
<b>Totals</b>	<b>£ 1,578</b>	<b>£ 1,113</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (65-80)		
D (55-64)		
E (39-54)		
F (21-38)	77	63
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£1,200 - £1,800	£ 402
2 Heat recovery system for mixer showers	£685 - £725	£ 69

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance-calculator](http://www.gov.uk/energy-guidance-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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