



**Cysgod Y Bryn
Rhos on Sea
Colwyn Bay
Conwy
LL28 4EW**

Offers in Excess of £113,000

bettermove

Cysgod Y Bryn

Colwyn Bay

Bettermove are proud to present this 2 bedroom ground floor flat in Rhos on Sea, Colwyn Bay. This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric central heating throughout and has off street parking available via an allocated parking space.

The council tax band is C. This is a leasehold property with 981 years remaining on the lease; the ground rent is £150 per year and the service charge is £989.90.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen bathroom and 2 bedrooms.

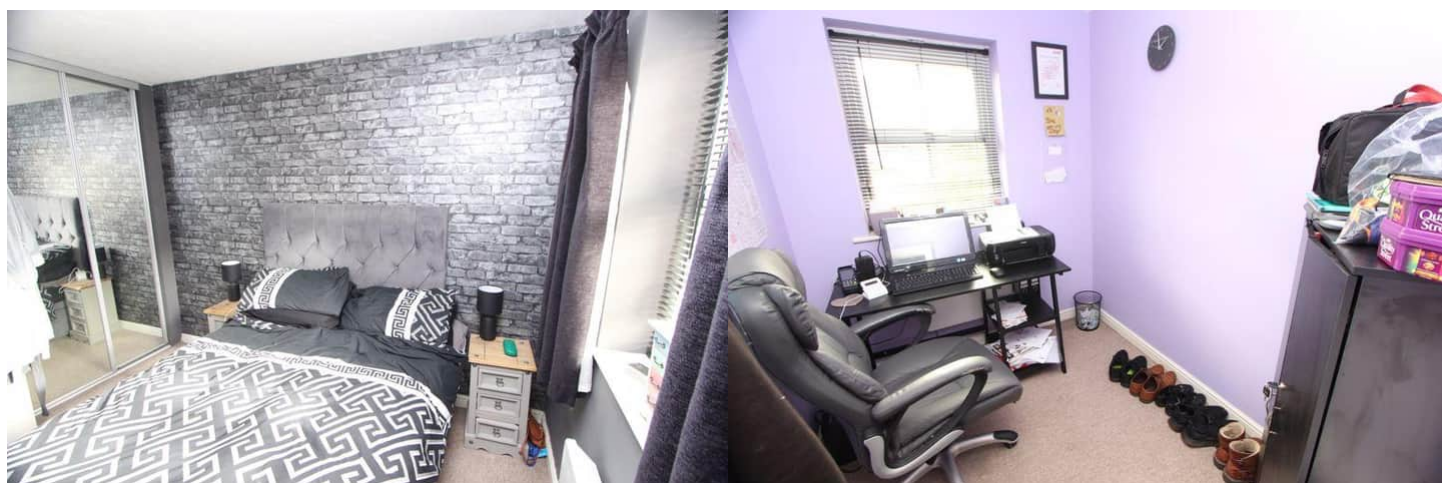
Located in the popular town of Rhos on Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A55 and many local bus routes.

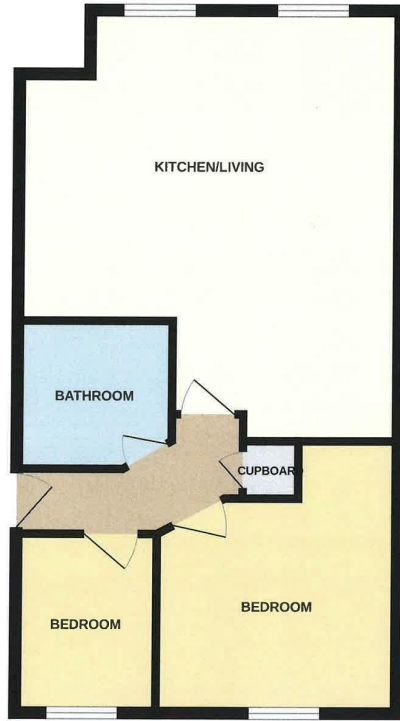
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 7/2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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