



EVERARD ROAD, RHOS ON SEA

OFFERS OVER £180,000



EVERARD ROAD, RHOS ON SEA



Blue Turtle Property are delighted to offer for sale this immaculately presented spacious, two bedroom freehold first floor apartment full of charm and character throughout, set in this fantastic spot in the heart of Rhos On Sea. Having been thoughtfully re configured by its current owner with a noticeable attention to detail throughout, this fantastic property needs to be viewed to be truly appreciated. This stunning apartment is barely recognisable having undergone a programme of refurbishment including re plastering, complete electrical rewire, new gas central heating boiler and radiators throughout, as well as a new kitchen and shower room, tastefully presented and suitable for an array of buyers.

In brief, the light and airy accommodation affords: Communal entrance with stairs to first floor, apartment entrance with two built in storage cupboards, spacious lounge/dining room with wonderful bay window enjoying sea views, newly fitted Howdens kitchen with integral appliances, two double bedrooms and shower room. Externally the property benefits from allocated off road parking and well kept communal gardens. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.



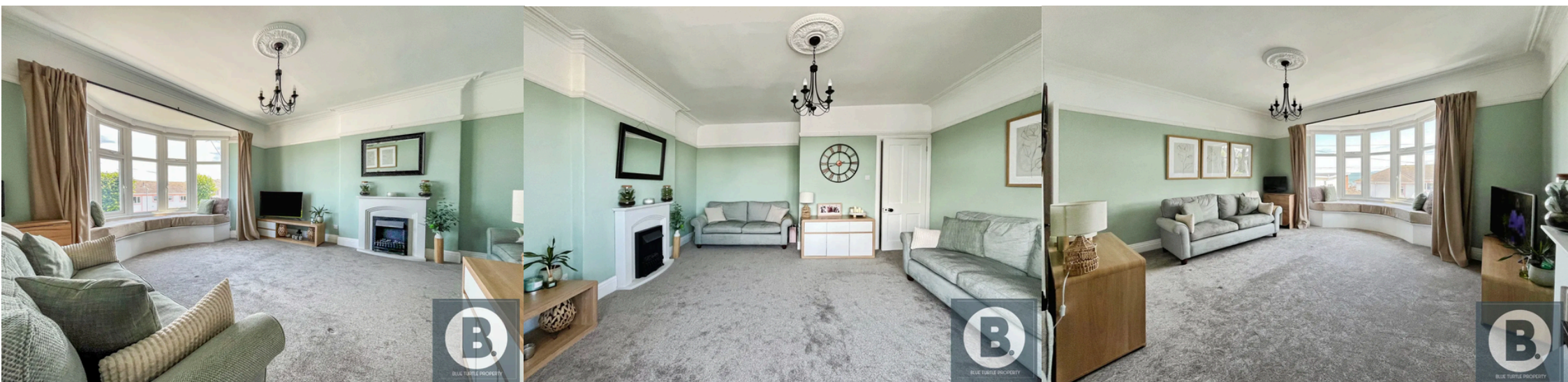
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Location-The property is situated in a most convenient location close to a variety of local schools, restaurants and is near a bus route and main railway line. Just a stones throw away from Rhos On Sea Promenade, and the many cafes, shops and leisure facilities that Rhos On Sea has to offer. Located near Llandudno and Colwyn Bay, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood in Rhos On Sea holds a real sense of community, with several regular events held nearby, and fantastic walks right from its doorstep.

Tenure- Freehold

Council Tax Band- B as on voa.gov.uk





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Ground Floor

Communal Entrance

uPVC door leading in, stairs to first floor.

First Floor

Apartment Entrance (7'9" x 6'6")

Newly fitted door leading in, coving to ceiling, spacious built in storage cupboard, radiator.

Inner Hall (6'6" x 4'10")

Built in storage cupboard.

Lounge (19' x 15'4")

Double glazed bay window to front aspect enjoying panoramic views towards the sea, window seat, coving to ceiling, ceiling rose, picture rail, radiator, television point, feature fire surround with inset electric coal effect fire.

Kitchen (8'6" x 4'2")

Recently fitted Howdens kitchen with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral appliances including oven with four ring induction hob and fitted extractor over, space for fridge/ freezer, plumbing for washing machine, cupboard housing recently installed wall mounted gas central heating boiler, radiator, extractor fan, double glazed window to side aspect.



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Bedroom One (19'9" max x 13'11")

Double glazed bay window overlooking front garden and on to views to the sea, coving to ceiling, ceiling rose, radiator.

Bedroom Two (13'5" max x 10'7")

Double glazed window with coloured detail to side aspect, radiator.

Shower Room (8'8" x 5'10")

Corner shower enclosure with rainfall shower and tiled surround, comfort height w.c, vanity wash hand basin with storage under, wall mounted motion sensor lighted mirror and storage, extractor fan, radiator, double glazed obscure glass window to side aspect.

Outside

Rear

Allocated off road parking space to rear, well kept communal rear garden with outside storage.



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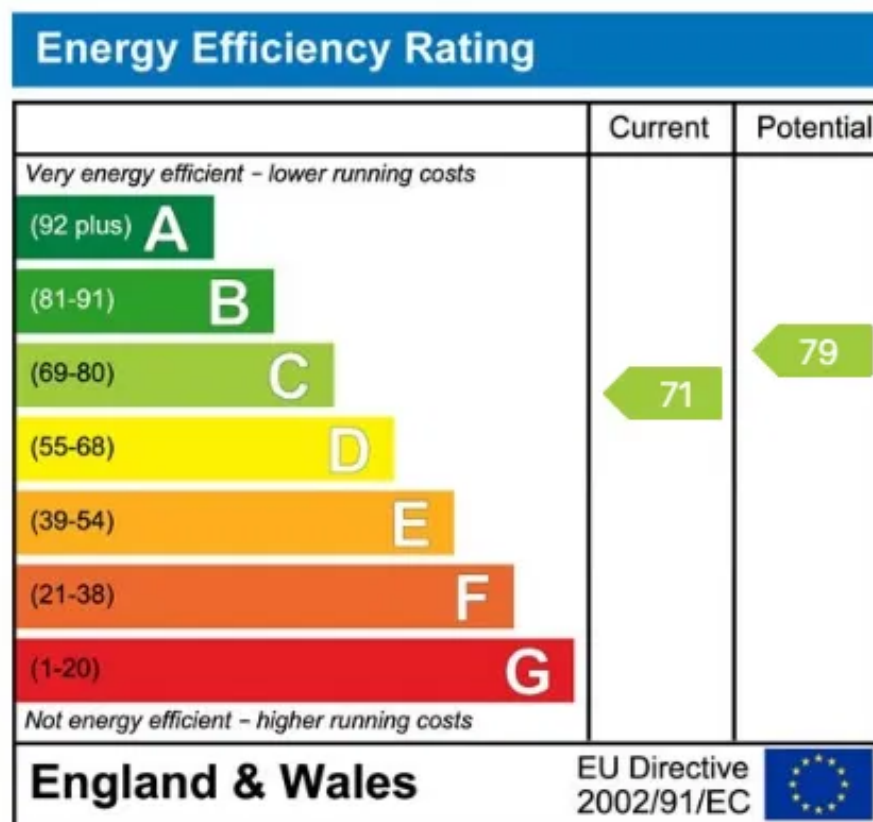


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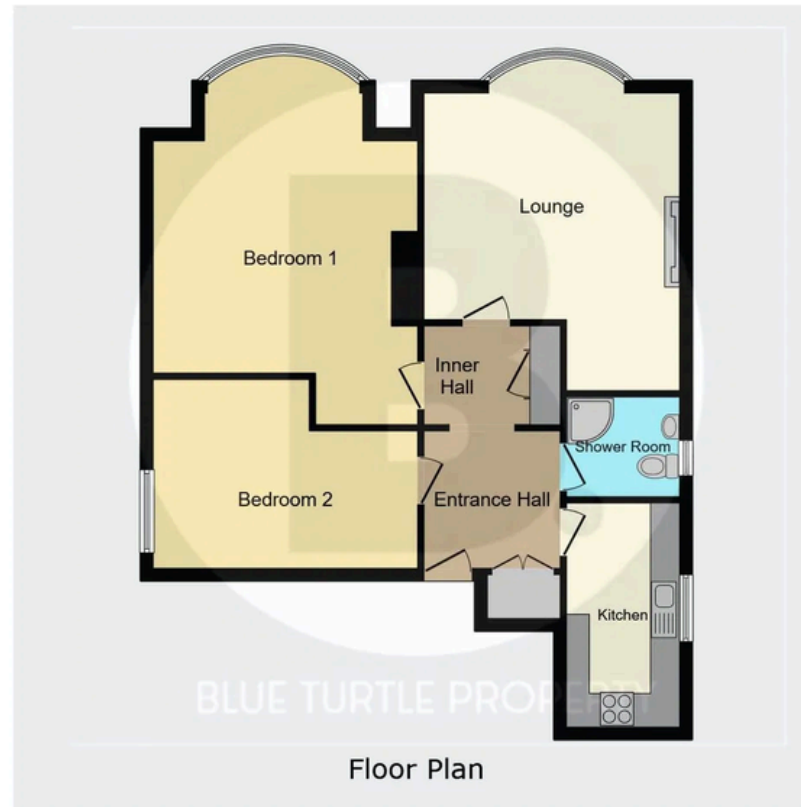


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Services/ Disclaimer-

Mains water, gas, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.