



CONWY GARTH, RHOS ON SEA

OFFERS IN THE REGION OF
£160,000



CONWY GARTH, RHOS ON SEA

Blue Turtle Property are delighted to offer for sale with no onward chain, this immaculately presented two bedroom apartment. Having been lovingly updated throughout, this stunning apartment makes for the perfect home and is ready to walk in to and enjoy. With its spacious, double aspect lounge, dining room and box bay window, the position makes the most of the fantastic surroundings with a beautiful outlook from every window. Just a stones throw away from the Promenade and amenities of the popular seaside village of Rhos On Sea, this first floor apartment needs to be viewed to be truly appreciated.

In brief, the light and airy accommodation affords: Secure entry into communal, well kept hallway with stairs to all floors, apartment hallway, double aspect lounge/ dining room with box bay window enjoying the surrounding views, two double bedrooms (master bedroom with built in storage,) and shower room. Externally the property sits on a generous plot with surrounding well maintained, secure communal gardens, residents car park and an allocated garage. The property further benefits from gas central heating and double glazing throughout.





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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- Leasehold

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



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Communal Entrance

Intercom entry, stairs to all floors.

Apartment Hallway

Welcoming hallway with loft access and radiator.

Lounge/ Dining Room 11'6" x 19'10" (3.5m x 6.05m)

Double glazed box bay window overlooking the front garden and on to sea views beyond. double glazed window to the side aspect with distant sea views, feature fire surround with inset coal effect fire, television point, coving to ceiling, radiator.

Kitchen 7'3" x 9' (2.2m x 2.74m).

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral fridge freezer, plumbing for washing machine, built in storage cupboard, double glazed window to front aspect enjoying sea views.

Bedroom 1 9' x 13'3" (2.74m x 4.04m)

Double glazed window to front aspect enjoying surrounding views, radiator, coving to ceiling, built in wardrobe storage.

Bedroom 2 11'3" x 9'9" (3.43m x 2.97m)

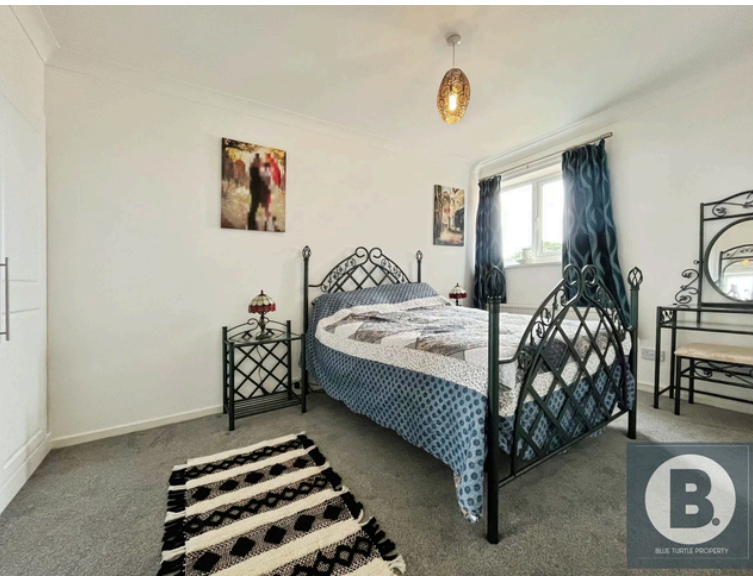
Double glazed window to side aspect, radiator, coving to ceiling.

Shower Room 7'3" x 6'9" (2.2m x 2.06m)

Double glazed obscure glass window to side aspect, shower enclosure, vanity wash hand basin with storage under, low level flush w.c, heated towel rail.

Garage

Up and over garage door



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Outside

Externally the property sits on a generous plot with surrounding well maintained, secure communal gardens, with gated access and walled boundaries, as well as a residents car park and an allocated garage.

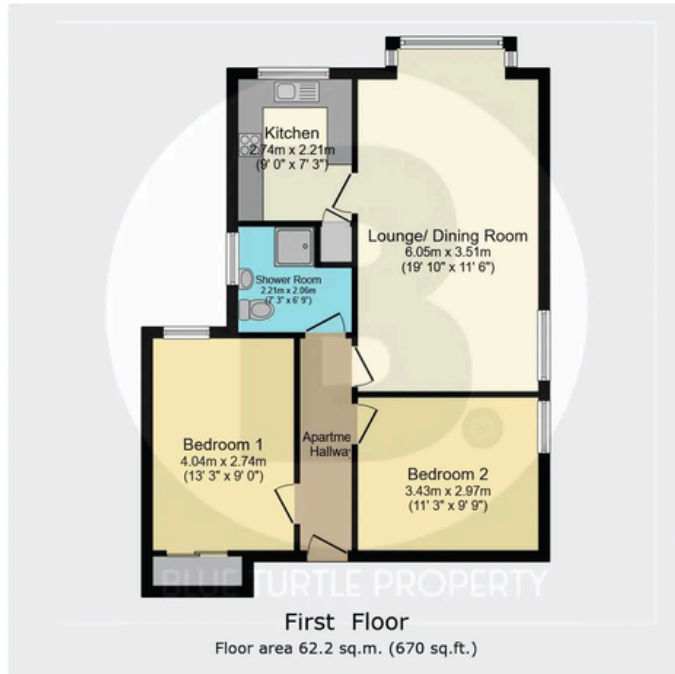
Lease Information

The property is held on a 999 year leasehold tenure (from 1979) and the service charge is £1312 per annum, which includes maintenance of the communal areas, window cleaning and buildings insurance



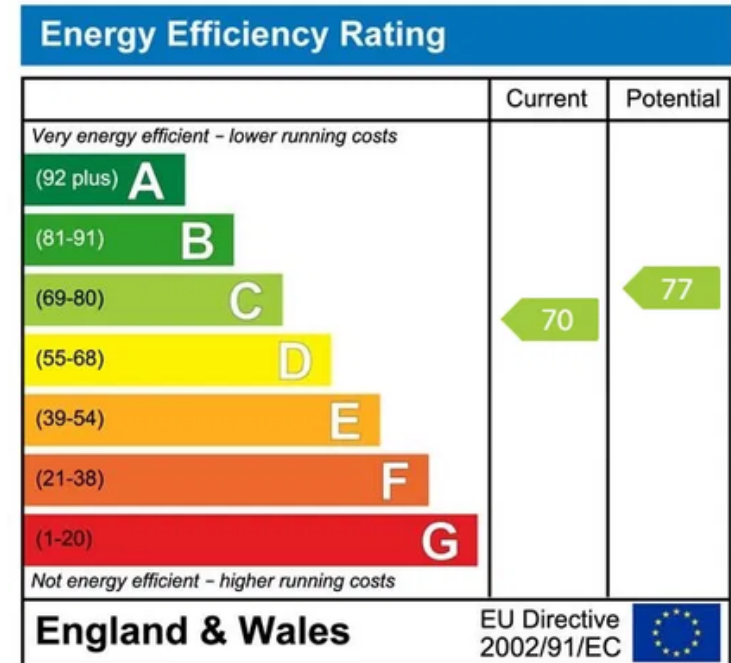


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Total floor area: 62.2 sq.m. (670 sq.ft.)

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 gas, water, 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.