



CHURCH DRIVE,
RHOS ON SEA

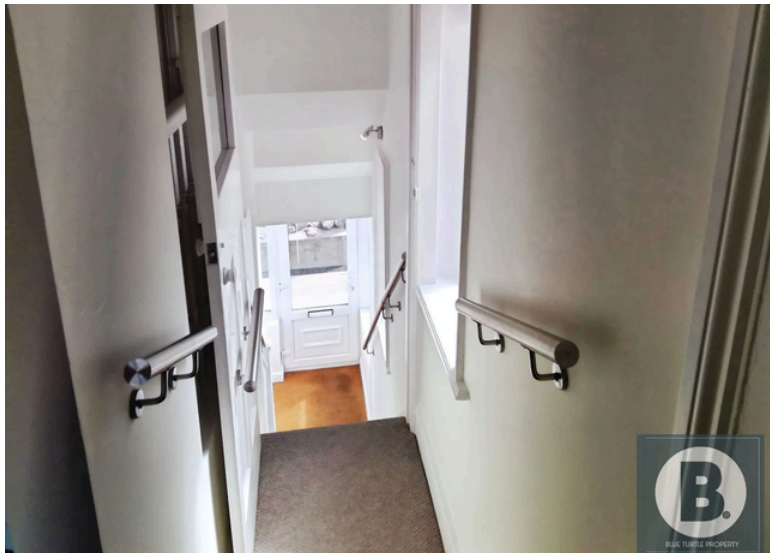
OFFERS IN THE REGION OF £220,000



CHURCH DRIVE, RHOS ON SEA

Blue Turtle Property are delighted to offer for sale with no onward chain, this immaculately presented three bedroom, first floor maisonette, set in the most envious of locations near to Rhos Promenade. Offering versatile, well proportioned accommodation, this fantastic property would suit an array of buyers and enjoys great coastal views. Having undergone a programme of refurbishment with a noticeable attention to detail, this stunning maisonette needs to be viewed to be truly appreciated. In brief, the light and airy accommodation affords: Entrance porch with steps leading up to 25b, lounge, kitchen/ dining room, two bedrooms, bathroom and storage to the first floor, with master bedroom, shower room, dressing room/ study and storage to the second floor. The bedroom on the first floor benefits from a balcony, providing the ideal seating spot to enjoy the surrounding views and tranquillity.

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- Leasehold

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





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Entrance Hall - 1.2m x 1.5m

Own secure upvc front door. Hanging rail and shelf, power socket. Stairs with handrail leading up to accommodation.

Kitchen - 3.2m x 16.3m

Large Kitchen with an array of base and wall units with complimentary worktops. Tiled floor, Fridge freezer, dishwasher, washing machine, Electric oven and hob, single sink with mixer tap and drainer, radiator.

Lounge - 5.1m x 3.3m

Double aspect windows to front and rear allowing for lots of natural light. TV point, power sockets, electric fire, radiator.

Inner Hallway with access to above stairs storage cupboard, housing boiler and electric meter. Inset shelving. Doors to;

Bathroom - 2.7m x 1.9m

Vanity sink with mirror, low level single flush toilet, bath with shower over, glass shower screen, radiator, fully tiled.

Bedroom 1 - 3.1m x 3.4m

Radiator, power sockets, door to balcony at front aspect allowing excellent sea views.

Bedroom 2 - 4m x 3m

Radiator, large window over looking courtyard garden below, understairs storage area, power sockets.

Door leading to stairs to upper floor;

Dressing Area - 4.1m x 2.5m

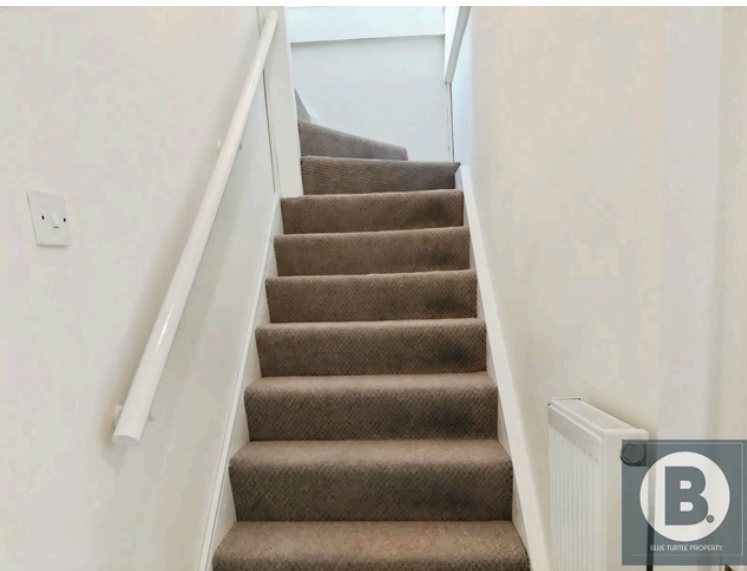
Velux window, power sockets, access to hatch to storage space/loft area with power and light.

Shower room - 1.8m x 1.4m

Low level single flush toilet, vanity sink with storage mirror above, enclosed shower, fully tiled, extractor fan.

Bedroom 3 - 3.3m x 3.8m

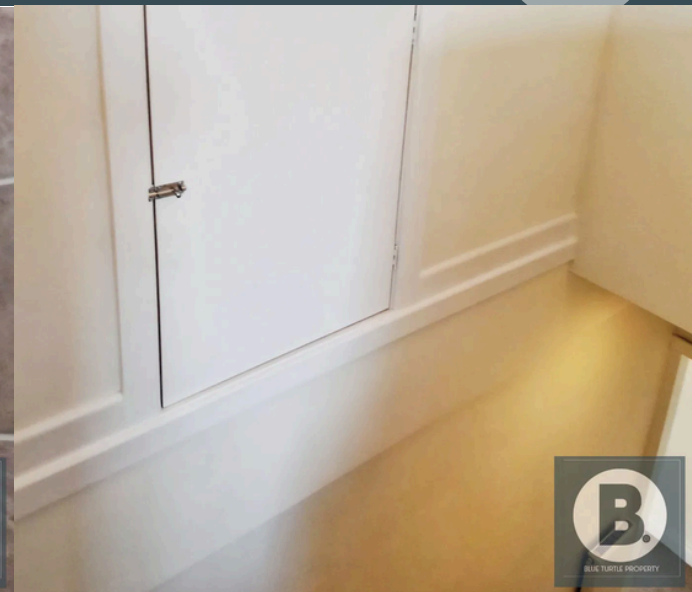
Velux window and window to side aspect offering sea views, radiator, power sockets.



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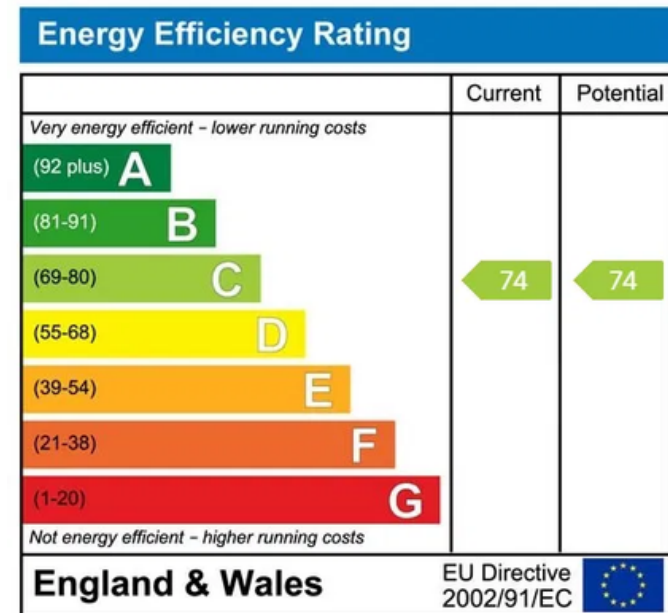




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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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, 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.