



COLWYN CRESCENT, RHOS ON SEA

OFFERS IN THE REGION OF
£195,000



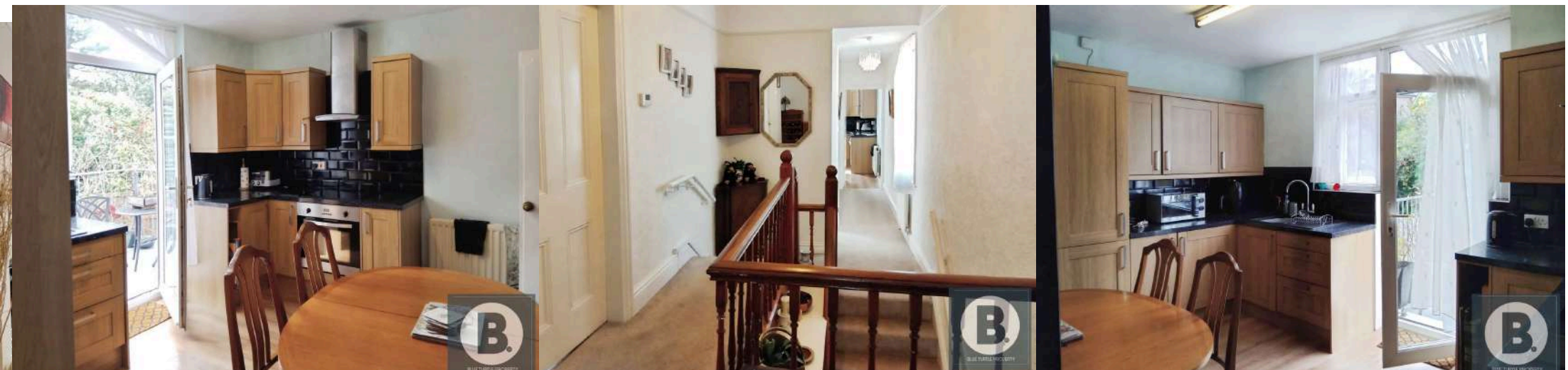
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BLUE TURTLE PROPERTY

Blue Turtle Property are pleased to present to the market this well-maintained first floor apartment, offered for sale on a leasehold basis, in the heart of Rhos on Sea, just a short walk from the promenade. This well presented apartment offers a thoughtfully designed layout, including a bright, spacious reception room, providing a welcoming environment for both relaxing and entertaining. The large kitchen/diner offers ample workspace and storage, built in oven and hob, catering to all your needs. The property offers two generously proportioned bedrooms, with flexible living arrangements for an array of buyers. The spacious, well-appointed bathroom completes the accommodation, ensuring comfort and functionality throughout the property.

In brief, the light and airy accommodation affords: Communal entrance porch, own front door, stairs to accommodation, large hallway, lounge, kitchen/dining room accessing private balcony. Two good size double bedrooms and bathroom . Externally the property offers patio area with storage shed, on street parking, communal garden to front with steps and sloped access. The property 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- B



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Communal entrance leading to first floor

Hallway

Built in wooden handrails, access to loft, temperature control settings.

Kitchen (2.5 x 3.9)

Wall and base units, extractor oven, access to balcony and boiler.

Bathroom(2.2 x 2.9)

Walk in shower, bath, sink, storage cupboards, radiator and towel rail.

W.C (0.9 x 1.7)

Low level, single flush w.c.

Bedroom 1 (3.4 x 3.8)

Wood flooring, storage cupboard, built in radiator, window to rear.

Bedroom 2 (2.6 x 2.7)

window to front aspect, radiator, bright and airy room, natural carpet.

Lounge (4.5 x 3.2)

Large bay window to front aspect, gas fire with feature, neutral decor

Loft room (6 x 4)

accessed by ladder through large hatch, light, possibility to be used as a third bedroom subject to permissions, fully boarded, Velux window

Outside

Private balcony accessed via the door in the kitchen, On street parking, Patio area with large storage shed



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Externally

Communal front garden, on street parking, outdoor light

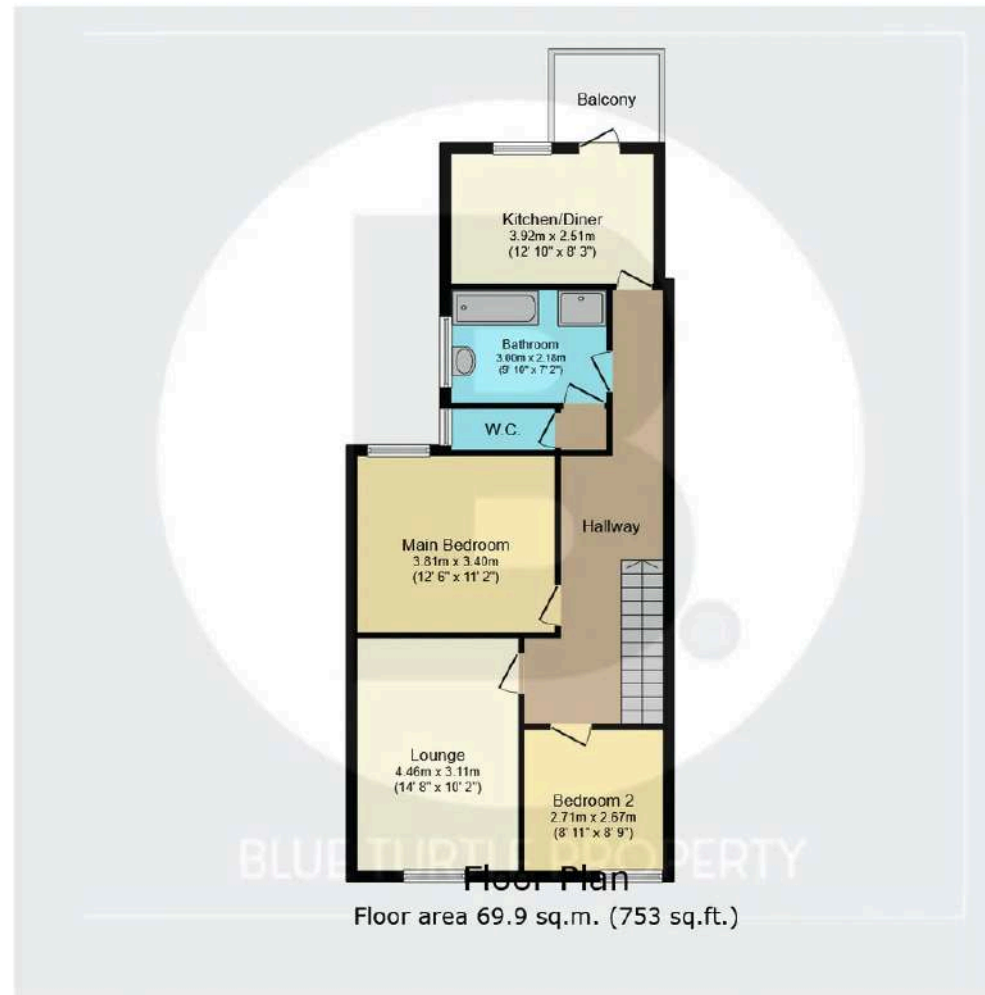
Private balcony accessed via the kitchen

Side area laid to patio with handy storage shed.





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Total floor area: 69.9 sq.m. (753 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 water, gas and 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.