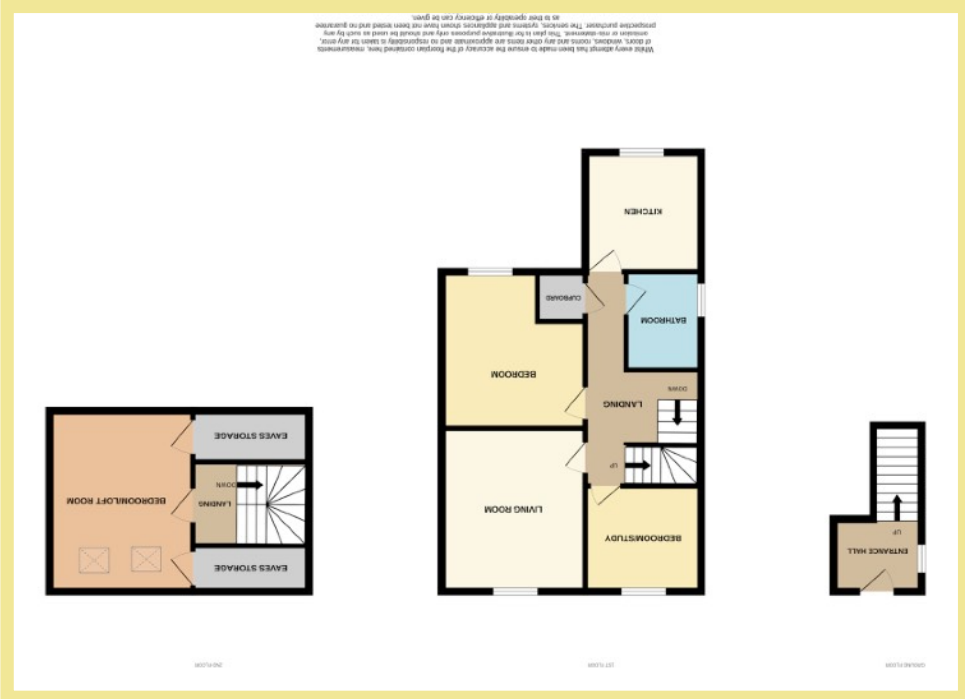


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



170a Dinerth Road  
Rhos on Sea  
LL28 4UP

# Immaculately Presented Three Bedroom First Floor Apartment Situated In A Sought After Location

## Description

This immaculately presented three bedroom first floor apartment has been completely renovated to a high standard throughout and is light and spacious. Situated in a sought after location, close to the amenities of Rhos on Sea and a short drive to Llandudno and all transport links.

Viewing is essential not only to appreciate the standard of the renovation but also the location and good sized garden.

The accommodation comprises of an entrance porch with stairs leading up to the lounge with feature fireplace, modern fitted kitchen, contemporary bathroom and two bedrooms. Stairs lead up to the third bedroom in the loft conversion which has two velux windows with views to the sea and the countryside.

To the rear there is a good sized enclosed garden which has been laid to gravel for low maintenance.

The apartment benefits from UPVC double glazing and gas central heating throughout.

- ✓ THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ COMPLETELY RENOVATED CREATING A MODERN CONTEMPORARY FEEL THROUGHOUT
- ✓ GOOD SIZED ENCLOSED LOW MAINTENANCE REAR GARDEN
- ✓ SOUGHT AFTER LOCATION

## Entrance Hall

3.77m x 2.00m (12'5" x 6'7")

## Lounge/Living Room

3.70m x 3.25m (12'2" x 10'8")



## Kitchen

2.70m x 2.63m (8'11" x 8'8")



## Bedroom One

3.54m x 3.25m (11'7" x 10'8")



## Bedroom Two

2.63m x 2.39m (8'8" x 7'10")

## Bathroom

2.22m x 1.70m (7'4" x 5'7")



## Bedroom Three/Loft Room

4.09m x 3.25m (13'5" x 10'8")

## Location

The property is located near the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and 1 mile respectively it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos On Sea office turn cleft down Penrhyn Avenue, turn left onto Church Road. Proceed to the T Junction, turn right onto Llandudno Road, turn second left onto Dinerth Road.

Council Tax Band: TBC

Energy Performance Rating Band C

## 3 Bedroom First Floor Apartment

170a Dinerth Road  
Rhos on Sea  
LL28 4UP

**£179,999**

Reduced From **£199,950**

RedReference Number: RP3469  
25/01/24

Fletcher & Poole,  
1A Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

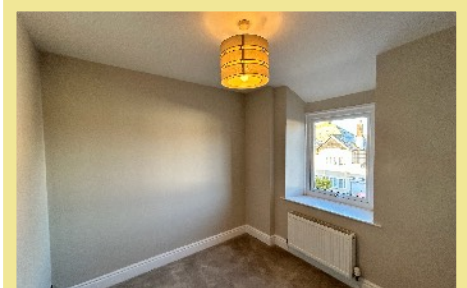
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		