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Fletcher & Poole



Apt 1, 28 Everard Road  
Rhos on Sea  
LL28 4EY



# Spacious Three Bedroom Ground Floor Apartment With Outside Space Within Walking Distance To The Promenade, Beach, Local shops & Amenities Of Rhos On Sea

## Description

A spacious ground floor apartment situated in the sought after location of Rhos on Sea with its local shops and amenities, Promenade and beach all within walking distance.

The accommodation comprises of:

Communal entrance porch through to hallway, large spacious lounge with French doors into the conservatory/sun room which overlooks the front garden, new modern contemporary fitted kitchen/diner, large master bedroom with ensuite bathroom, two further double bedrooms and bathroom.

To the rear there is an enclosed paved patio seating area. The apartment benefits from UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the spacious layout and location.

- ✓ SPACIOUS THREE BEDROOM GROUND FLOOR APARTMENT
- ✓ CONSERVATORY/SUN ROOM
- ✓ NEW MODERN CONTEMPORARY KITCHEN/DINER
- ✓ ENCLOSED REAR PATIO SEATING AREA
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH AND LOCAL SHOPS & AMENITIES

## Lounge

5.42m x 3.92m (17'9" x 12'10")



## Kitchen/Diner

3.92m x 3.02m (12'10" x 9'11")



## Conservatory/Sun Room

3.72m x 1.95m (12'3" x 6'5")

## Bedroom One

4.52m x 3.96m (14'10" x 13'0")



## Ensuite

2.42m x 1.57m (8'0" x 5'2")

## Bedroom Two

2.85m x 2.65m (9'4" x 8'9")

## Bedroom Three

2.95m x 2.12m (9'8" x 7'0")

## Bathroom

3.52m x 2.34m (11'7" x 7'8")



## Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property 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 right onto the promenade, turn right onto Rhos Road where Everard Road is the first turning on the left and number 28 can be found on the right hand side.

Council Tax Band: C

Energy Efficiency Rating: Band TBC

## 3 Bedroom Ground Floor Apartment

Apt.1,  
28 Everard Road  
Rhos On Sea  
LL28 4EY

**£224,950**

Reference Number:RP3499

22/02/24

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

