

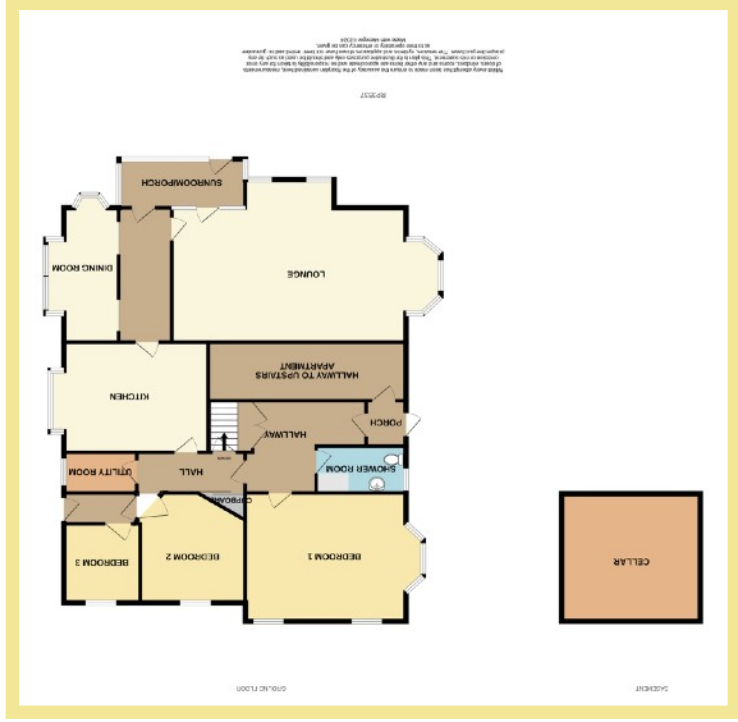
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

www.fletcherpoole.com

Fletcher & Poole



60 Brompton Avenue
Rhos on Sea
LL28 4TP

Three Bedroom Ground Floor Apartment Situated In The Sought After Location of Rhos on Sea

Description

This beautiful three bedroom ground floor apartment is full of original features and character. Situated close to the local shops and amenities of Rhos on Sea and walking distance to the Promenade and beach.

The apartment is light and spacious and viewing is highly recommended to appreciate the layout and location. The accommodation in brief comprises of: Entrance through the sunroom at the side of the building, large light lounge with feature stone fireplace and bay window, dual aspect dining/sitting room, kitchen, utility room/pantry, large master bedroom with bay window, two further bedrooms, shower room and spacious hallway with stairs down to the cellar in the basement and door to the rear of the apartment (closest entrance to the parking area) and door to the front entrance porch. There is also an outside w.c and additional utility room. The property benefits from gas central heating throughout. The apartment has private outside space with gardens to the side and rear with 2 garden sheds (1 with electric supply) and seating area.

Off road parking for up to 4 cars. The property is walled with a gate to access, lawned areas with borders containing well established trees, plants and shrubs.

- ✓ THREE BEDROOM GROUND FLOOR APARTMENT
- ✓ LIGHT & SPACIOUS ROOMS
- ✓ PRIVATE GARDENS TO THE SIDE AND REAR WITH SEATING AREA AND SHEDS
- ✓ OFF ROAD PARKING FOR UP TO 4 CARS
- ✓ LARGE CELLAR
- ✓ SITUATED CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ WALKING DISTANCE TO THE PROMENADE & BEACH

Lounge

9.34m x 5.15m (30'8" x 16'11")



Utility Room/Pantry

2.45m x 1.38m (8'1" x 4'6")

Dining Room

5.13m x 4.13m (16'10" x 13'7")

Sun Room/Porch

4.14m x 1.62m (13'7" x 5'4")

Kitchen

4.78m x 3.63m (15'8" x 11'11")



Bedroom One

5.14m x 4.21m (16'11" x 13'10")



Bedroom Two

3.77m x 2.45m (12'4" x 8'1")

Bedroom Three

2.62m x 2.46m (8'7" x 8'1")

Shower Room

2.95m x 1.55m (9'8" x 5'1")

Cellar

4.57m x 4.20m (15'0" x 13'10")

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road, at the traffic lights turn left onto Brompton Avenue where No 60 can be found on your left hand side.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band D

NB Apartment is Freehold

3 Bedroom Ground Floor Apartment

60 Brompton Avenue
Rhos on Sea
LL28 4TP

£299,950

Reduced From £329,950

Reference Number: RP3537
26/03/2024

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

