

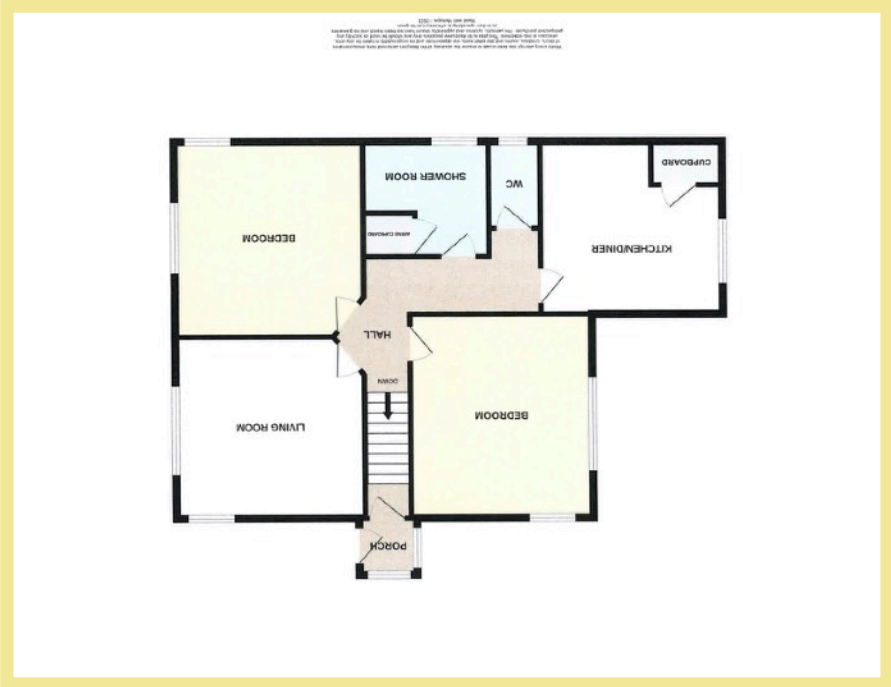
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.

www.fletcherpoole.com

Fletcher & Poole



20b Whitehall Road
Rhos on Sea
LL28 4HW

Well Presented Two Bedroom First Floor Apartment Situated Close To Local Shops, Amenities & Promenade

Description

This well presented two-bedroom first floor flat is situated in the desirable village of Rhos on sea, close to the local shops, amenities and only a short walk to the local promenade and sea front. In brief the accommodation comprises of entrance stairwell leading to landing, two large bedrooms, shower room, W.C., lounge, and kitchen with pantry cupboard. At the front of the property is a substantial driveway for off-road parking and access to a side courtyard. To the rear of the property is access to a private garden mostly laid to patio slabs, with seating area and borders with well-established plants and shrubs. Viewing is essential to appreciate the spacious layout and location this property has to offer.

- ✓ WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ CLOSE TO LOCAL SHOPS, AMENITIES AND PROMENADE
- ✓ OFF ROAD PARKING AND ENCLOSED REAR COURTYARD
- ✓ SAT UPON A SUBSTANTIAL PLOT
- ✓ NO CHAIN

Lounge

4.49m x 4.02m (14'9" x 13'2")



Kitchen

3.64m x 3.60m (11'11" x 11'10")



W.C.

2.19m x 0.92m (7'2" x 3'1")

Bedroom One

5.11m x 4.18m (16'9" x 13'9")



Bedroom Two

4.26m x 4.26m (14'0" x 14'0")

Shower Room

2.72m x 1.81m (8'11" x 6'0")



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 1 and 3 miles respectively and 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 right towards the promenade, turn right onto the promenade, take the second right onto Cayley Promenade, bear right onto Whitehall Road where No 20B can be found on the left-hand side.

Council Tax Band: C

Energy Performance Rating Band D

2 Bedroom
First Floor Apartment

20b Whitehall Road
Rhos on Sea
LL28 4HW

£159,950

Reduced From £174,950
NO CHAIN

Reference Number: RP3396
8/04/24

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
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		