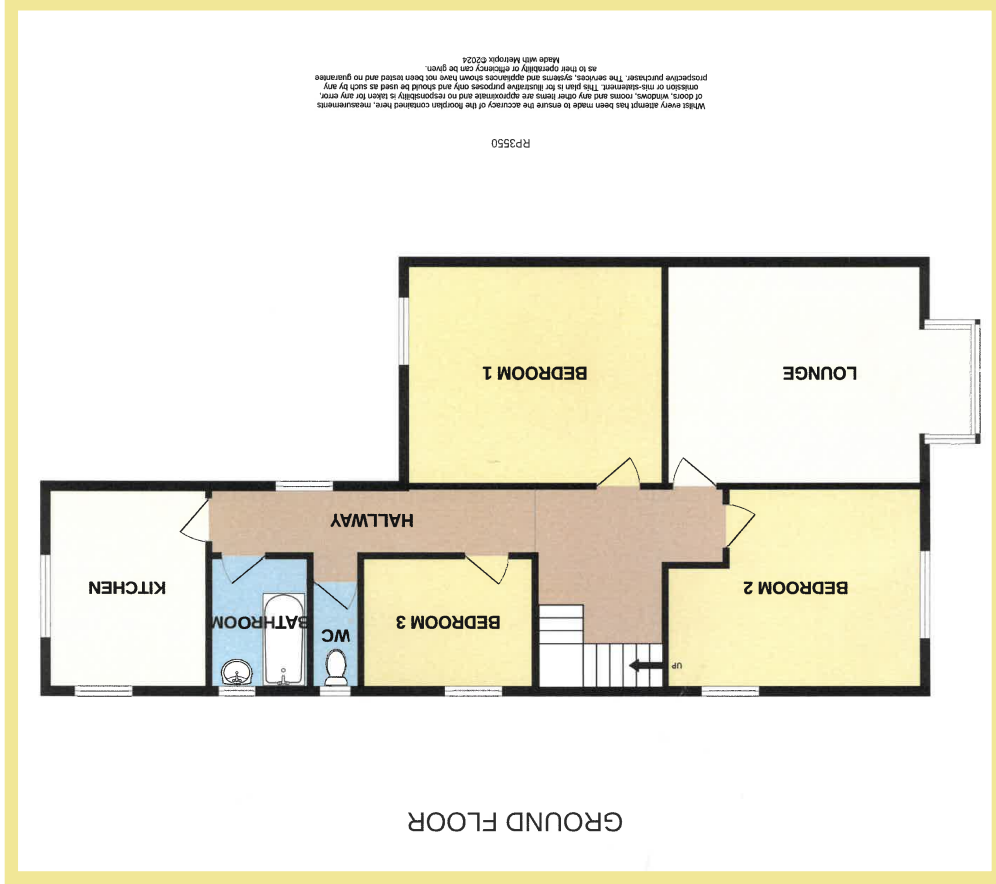


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



8a Brompton Avenue  
 Rhos on Sea  
 Conwy  
 LL28 4TE

# Spacious Three Bedroom First Floor Apartment with Off Road Parking

## Description

This spacious three bedroom first floor apartment is situated close to the amenities of Rhos on Sea and a short walk from the promenade, beach and Cayley Embankment.

The apartment comprises of:

Entrance to the apartment from the side of the property Stairs up to the first floor where there is a large landing, light and spacious lounge with box bay window, kitchen, three bedrooms, bathroom and separate w.c

The apartment benefits from off road parking to the front and rear for up to 3 cars.

Viewing is essential not only to appreciate the spacious layout of the apartment but also the location.

- ✓ THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ LIGHT & SPACIOUS LAYOUT WITH HIGH CEILINGS AND ORIGINAL FEATURES
- ✓ SITUATED CLOSE TO THE AMENITIES OF RHOS ON SEA
- ✓ OFF ROAD PARKING
- ✓ FREEHOLD
- ✓ NO CHAIN

## Lounge

5.45m x 3.94m (17'11" x 12'11")



## Kitchen

4.26m x 2.85m (14'0" x 9'4")



## Bedroom One

4.85m x 3.95m (15'11" x 13'0")



## Bedroom Two

4.51m x 3.63m (14'10" x 11'11")

## Bedroom Three

3.03m x 2.39m (9'11" x 7'10")

## Bathroom

3.22m x 1.76m (10'7" x 5'9")



## W.C.

1.25m x 0.89m (4'1" x 2'11")

## 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, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and take the second turning right onto Cayley Promenade leading onto Whitehall Road, continue to the roundabout, take the second exit onto Brompton Avenue where No.8a can be found on the left.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band D

3 Bedroom  
First Floor  
Apartment

8a Brompton  
Avenue  
Rhos on Sea  
LL28 4TE

£138,000

**NO CHAIN**

Reference Number: RP3550  
15/04/2024

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

Registered Company  
Number 4687367

## Valuation

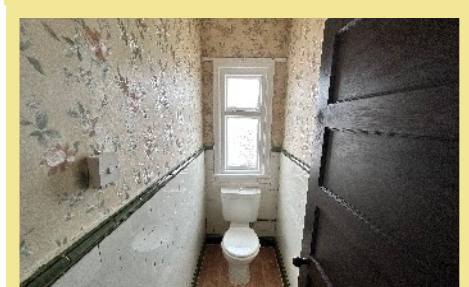
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		