

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.

www.fletcherpoole.com

Fletcher & Poole



4b, Rhos Parade
Penrhyn Avenue
Rhos on Sea
LL28 4RD

One Bedroom Second Floor Apartment Situated In The Centre Of Rhos on Sea Village

Description

Situated in the centre of Rhos on Sea village this one bedroom second floor apartment is well worth viewing to appreciate the location with only a short walk to the promenade. The well maintained property has a secure communal entrance and allocated parking space. This beautifully presented apartment comprises of an entrance hallway with the storage cupboard, lounge/diner which leads into the modern kitchen, one bedroom and modern shower room. There is UPVC double glazing and electric heating.

- ✓ BEAUTIFULLY PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ NO CHAIN

Entrance Hallway

3.26m x 2.49m (10'8" x 8'2")

Lounge

5.20m x 2.93m (17'1" x 9'8")



Kitchen

2.71m x 2.14m (8'11" x 7'0")



Bedroom

4.62m x 2.67m (15'2" x 8'9")



Shower Room

2.11m x 1.95m (6'11" x 6'5")



Location

The property is located in 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 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 left down Penrhyn Avenue, Rhos Parade can be found across the road.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

NB. The apartment is leasehold

1 Bedroom
Second Floor
Apartment

4b, Rhos Parade
Penrhyn Avenue
Rhos on Sea
LL28 4RD

£116,950

Reduced From £119,950
RedReference Number:RP3566
1/05/24

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

Registered Company
Number 4687367

Valuation

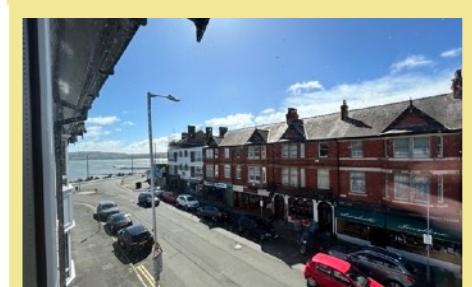
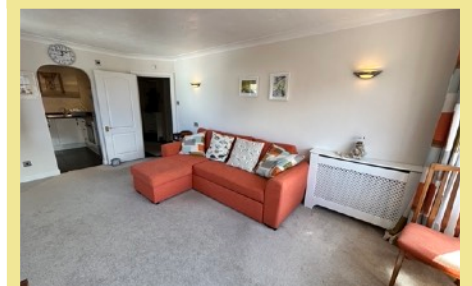
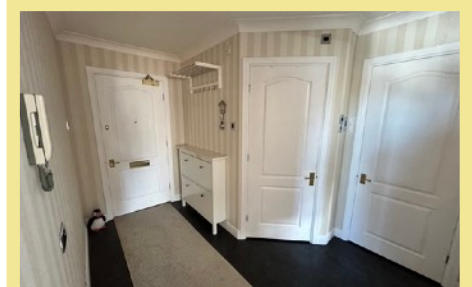
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		