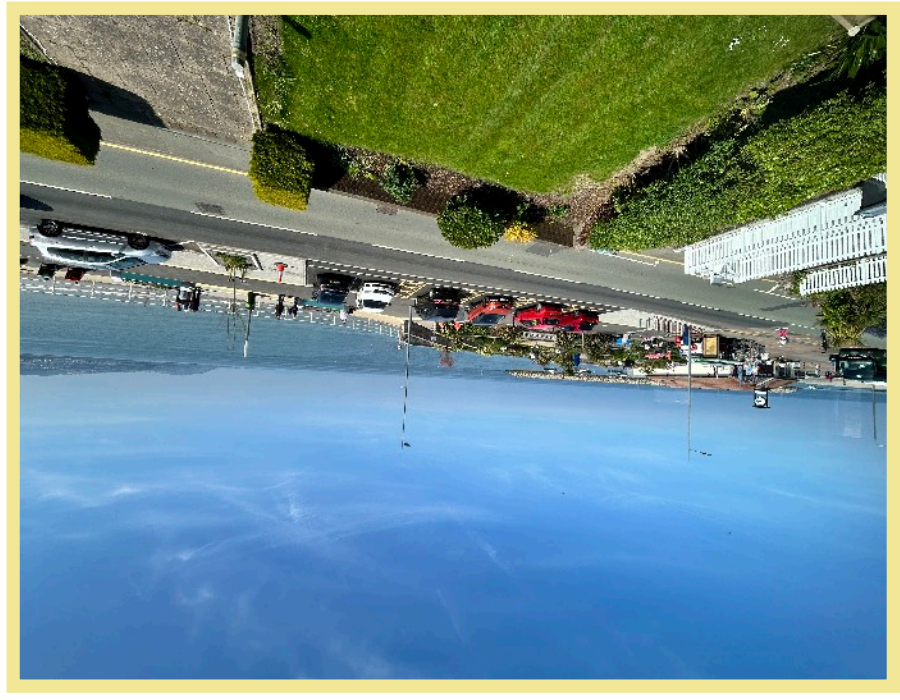


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Flat 4
Morannedd Court
61 Rhos Promenade
Rhos on Sea
LL28 4EN

Immaculately Presented Two Bedroom First Floor Apartment Enjoying Panoramic Coastal Views

Description

This immaculately presented two-bedroom first floor apartment is situated directly on Rhos on Sea promenade and has panoramic coastal views across the Bay. Within the building of Morannedd Court which is a well maintained block of only four apartments sharing a secure communal entrance. The apartment comprises of:

Stairs from the communal entrance to the first floor, Own apartment entrance door, hallway with storage and cloakroom, light and spacious lounge which opens into the kitchen/diner. Both rooms benefit from large picture windows offering uninterrupted panoramic sea views over the bay and coastline beyond.

The master bedroom has fitted wardrobes and a balcony and access into the "Jack & Jill" shower room shared with bedroom Two. Both bedrooms and shower room have a reflective coating on the windows which prevents people seeing in.

Outside to the front there are well maintained communal gardens with lawned area and well established plants & shrubs.

A paved pathway to the communal entrance front door. At the rear of the building there is access to the garages and parking via a driveway to the side of the building.

The apartment benefits from gas central heating and UPVC double glazing throughout.

Viewing is essential not only to appreciate the spacious layout and location but the panoramic coastal sea views the apartment has to offer.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ UNINTERRUPTED COASTAL SEA VIEWS
- ✓ DIRECTLY ON RHOS ON SEA PROMENADE
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ ALLOCATED PARKING SPACE & GARAGE
- ✓ MASTER BEDROOM WITH BALCONY

Lounge

5.57m x 3.93m (18'3" x 12'11")

Garage

6.11m x 3.03m (20'1" x 9'11")



Council Tax Band:E

Energy Performance Rating Band:C

Kitchen/Diner

6.58m x 3.32m (21'7" x 10'11")

Cloakroom



1.77m x 0.88m (5'10" x 2'11")

Balcony

3.36m x 1.33m (11'0" x 4'5")

Bedroom One

4.20m x 3.94m (13'10" x 12'11")

Bedroom Two

3.75m x 3.02m (12'4" x 9'11")



"Jack & Jill" Shower Room

2.67m x 1.77m (8'9" x 5'10")

Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including mountains, lakes, beaches, and sites of historic interest.

Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, Continue along Rhos Promenade where the property can be found on your right-hand side

NB Property is leasehold on a 999 year lease from 1986. The freehold of the apartments is owned by the limited company:Morannedd Court Flats Ltd.Which is owned by the leasees of the four apartments, each holding an equal 25% share.

2 Bedroom
First Floor Apartment
Flat 4
Morannedd Court
61 Rhos Promenade
Rhos on Sea
LL28 4EN

£375,000

Reduced From **£410,000**

Reference Number:RP3579
13/05/2024

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

Registered Company
Number 4687367

Valuation

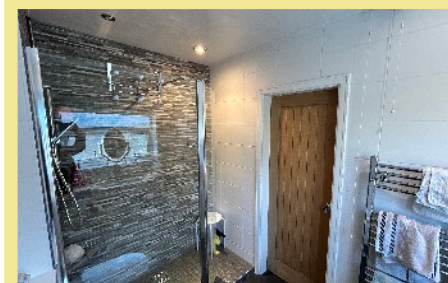
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		