

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



Apt 3, Gwynt Y Mor
17a Everard Road
Rhos On Sea
LL28 4EY

Beautifully Presented & Spacious Two Bedroom First Floor Apartment

2 Bedroom
First Floor
Apartment

Apt.3, Gwynt Y Mor
17a Everard Road
Rhos On Sea
LL28 4EY

£359,950

Reference Number: RP3622
17/06/24

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

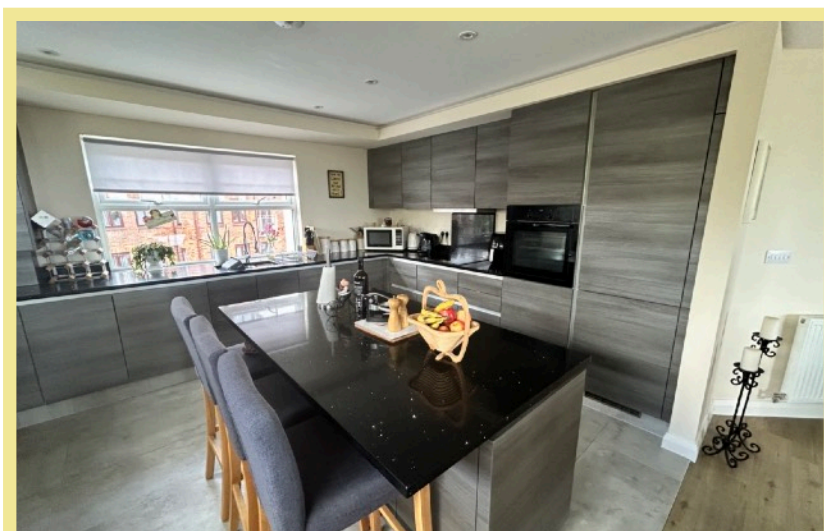
Description

This beautifully presented two bedroom first floor apartment is finished to a high standard and close to the centre of Rhos on Sea village. Viewing is highly recommended to appreciate the location and spectacular panoramic views across Rhos harbour and along the coast towards Prestatyn. The modern open plan lounge/kitchen/diner benefits from access onto a balcony ideal for taking in those spectacular views. There is a secure communal entrance with stairs or lift to the apartment which comprises of entrance hall with two storage spaces, open plan lounge/diner with a high quality fitted kitchen with quartz worktops and benefitting from integrated appliances, master bedroom with a spacious modern contemporary ensuite, good size second bedroom and contemporary four piece bathroom. There is UPVC double glazing, gas central heating and one allocated parking space accessed by secure electronic gated entry system.

- ✓ BEAUTIFULLY PRESENTED & SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ VIDEO DOOR ENTRY SYSTEM
- ✓ BATHROOM & ENSUITE CONSIST OF HIGH QUALITY DESIGNER FITTINGS
- ✓ SATELLITE, BT & BROADBAND AVAILABLE
- ✓ BENEFITTING FROM FAR REACHING SEA VIEWS
- ✓ SITUATED CLOSE TO RHOS ON SEA VILLAGE
- ✓ ONE ALLOCATED SECURE PARKING SPACE

Living Room/Kitchen/Dining Room

10.40m x 7.23m (34'2" x 23'9")



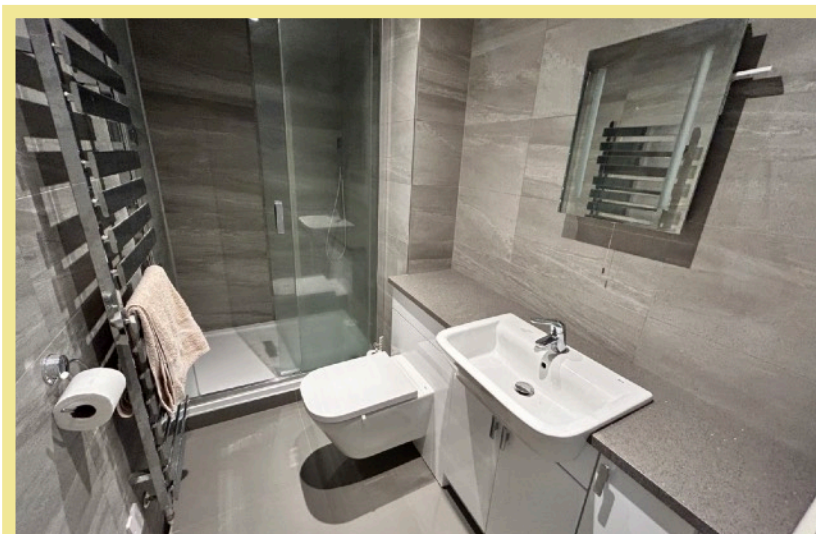
Bedroom One

5.30m x 3.94m (17'5" x 12'11")



Ensuite

1.50m x 2.74m (4'11" x 9'0")



Bedroom Two

4.10m x 3.10m (13'6" x 10'2")

Bathroom

3.75m x 2.76m (12'4" x 9'1")

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 right onto the promenade, turn right onto Rhos Road, Everard Road is the first turning on the left, Gwynt Y mor apartments can be found on the left hand side.

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

Energy Performance Rating Band B

NB The apartment is Freehold and on a 999 year lease

Maintenance charge of £168 per month