

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

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Fletcher & Poole



3 Church Drive  
Rhos on Sea  
LL28 4LL

# Beautifully Presented Two Bedroom First Floor Apartment Situated In The Centre Of Rhos on Sea

## Description

This two bedroom first floor apartment is situated in a convenient location, close to the local amenities of Rhos on Sea and within walking distance to the promenade. The property has been renovated by the current owners to a very high standard. The property benefits from UPVC double glazing, gas central heating with new anthracite triple column radiators throughout, a sisal stair runner, vinyl flooring throughout with zero threshold strips creating an uninterrupted flow and with solid wood skirting. The apartment briefly comprises of entrance porch, under stairs cupboard, hallway, good size lounge with bay window, kitchen with new Magnet high gloss handless kitchen cupboards and solid oak work tops, integrated appliances including fridge and freezer and with built in blue tooth speaker. There are two bedrooms and bathroom with freestanding corner bath, freestanding basin, hung toilet and cupboard with built in washing machine. To the rear there is an allocated parking space.

- ✓ WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ RECENTLY REFURBISHED TO A HIGH STANDARD
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ ALLOCATED PARKING
- ✓ NO CHAIN

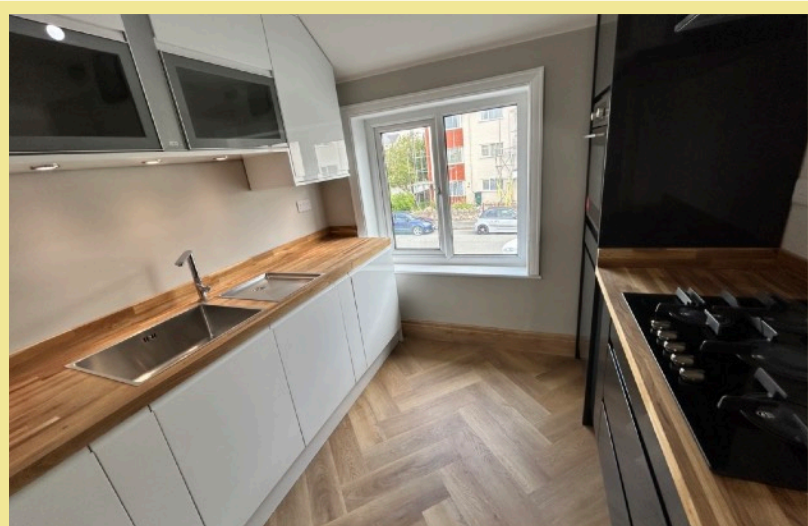
## Lounge

4.25m x 3.72m (14'0" x 12'2")



## Kitchen

2.87m x 2.50m (9'5" x 8'3")



## Bedroom One

3.62m x 3.30m (11'11" x 10'10")

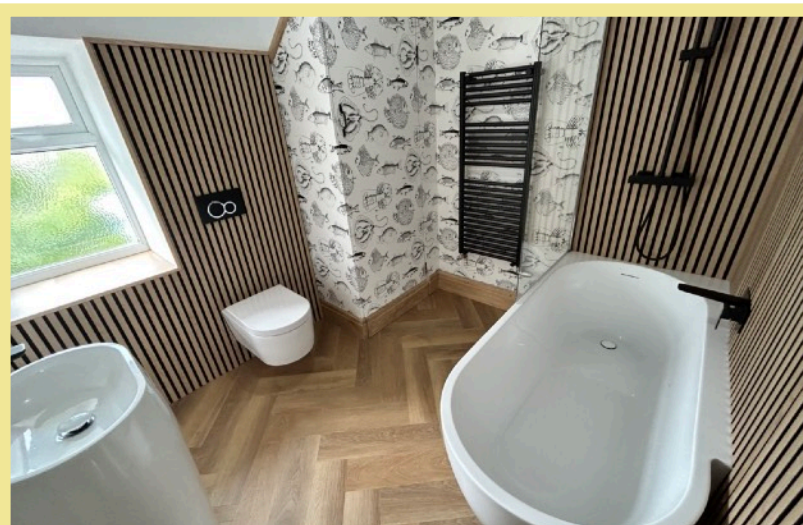


## Bedroom Two

2.61m x 2.65m (8'7" x 8'9")

## Bathroom

2.56m x 2.25m (8'5" x 7'5")



## 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 three miles and one 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, turn right onto Colwyn Avenue, turn left onto Abbey Road, continue to the crossroads, turn right onto Church Drive.

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

Energy Performance Rating Band "C"

2 Bedroom  
First Floor  
Apartment

3 Church Drive  
Rhos on Sea  
LL28 4LL

£159,950

Reference Number: RP3649  
9/07/24

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

Registered Company  
Number 4687367

## Valuation

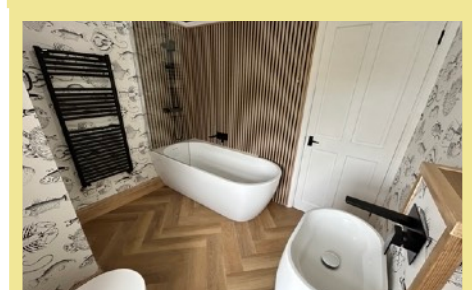
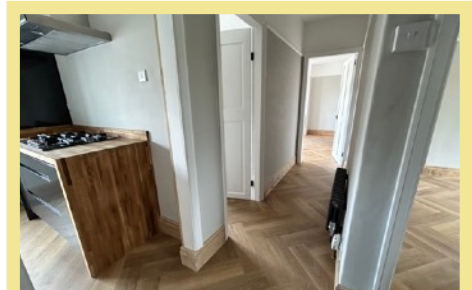
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



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