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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

www.fletcherpoole.com

Fletcher & Poole



3 Church Drive
Rhos on Sea
LL28 4LL

Beautybar.hw@gmail.com 07397380466

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")

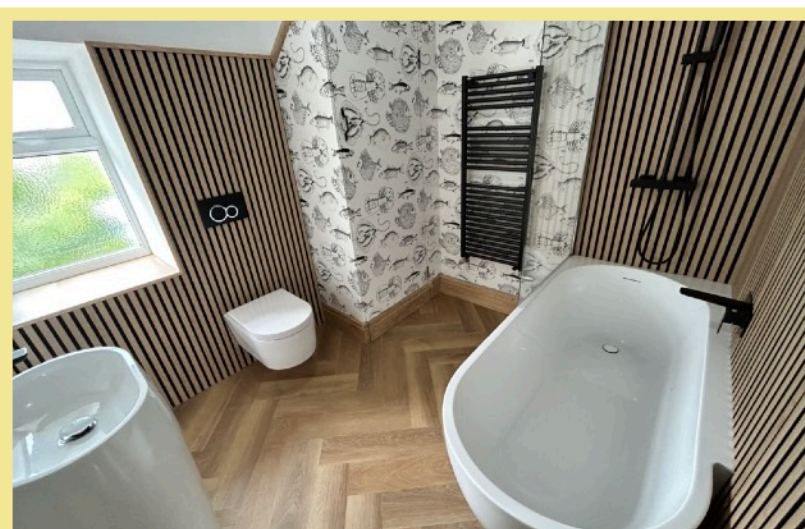


Bedroom Two

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)

Energy Performance Rating Band "C"

2 Bedroom
First Floor
Apartment

3 Church Drive
Rhos on Sea
LL28 4LL

£149,950

Reduced From £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
web: www.fletcherpoole.com

