

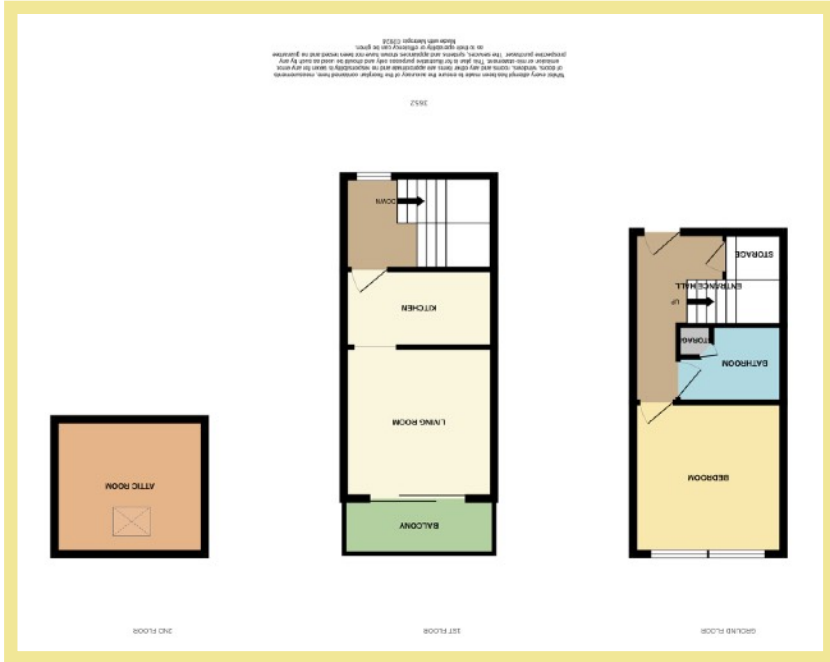
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 for you.

www.fletcherpoole.com

Fletcher & Poole



7 West Mains Court  
 19 Trillo Avenue  
 Rhos on Sea  
 LL28 4NS

# One Bedroom Town House Situated Close To Promenade & Village

## Description

This one bedroom town house is part of West Mains Court and viewing is highly recommended to appreciate the location with only a short walk to the promenade, beach and local amenities. The property benefits from UPVC double glazing, a new central heating boiler within the last couple of years and an off-road parking space. In brief on the ground floor the property comprises of private entrance, hallway, double bedroom with fitted wardrobes and bathroom. To the first floor there is kitchen and living room with sliding doors onto the balcony. From the landing there is access by the loft ladder to the attic room, which is fully boarded, with a w.c. and wash/hand basin, carpeted with electric and a skylight.

- ✓ ONE BEDROOM TOWN HOUSE
- ✓ SITUATED WITHIN WALKING DISTANCE OF RHOS ON SEA VILLAGE & PROMENADE
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

## Living Room

12'0" x 10'8" (3.65m x 3.24m)



## Kitchen

10'8" x 5'2" (3.24m x 1.58m)



## Bathroom

7'6" x 5'6" (2.27m x 1.66m)

## Bedroom

10'8" x 10'9" (3.24m x 3.27m)



## Attic Room

10'8" x 9'10" (3.24m x 3.00m)



## 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 towards the promenade, turn left onto the promenade, Trillo Avenue is the third turning on the left, West Mains Court can be found on the right hand side. Access to No 7 is to the right hand side of the building.

NB The Apartment is leasehold on a 999 year lease from 1982

Management charge is £540.02 every 6 months (£1080.04) per annum

West Mains Court is a Ltd company and each leaseholder has a share of the freehold

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

Energy Efficiency Rating Band C

## 1 Bedroom Town House

7 West Mains Court  
19 Trillo Avenue  
Rhos on Sea  
LL28 4NS

**£114,950**

Reduced From £119,950

Reference Number: RP3652  
12/07/24

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)

