

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 in relation to the property and we have no authority to do so on behalf of the seller.

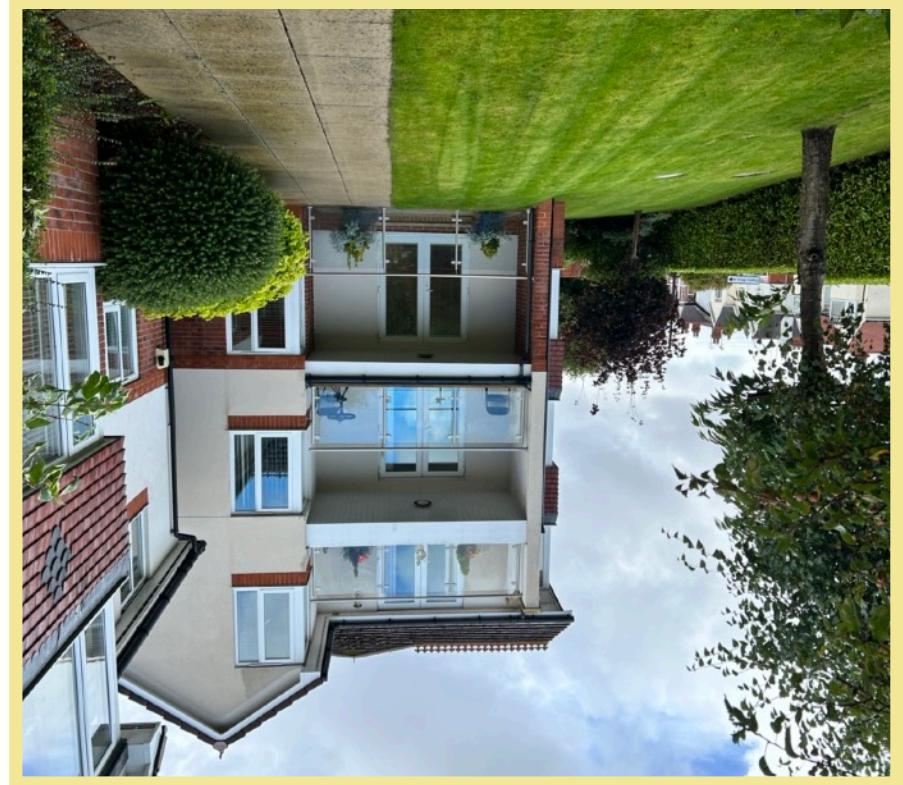
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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

www.fliecherpool.com

Hether Poole



**Apt 7 Cwrt Y Capel
Llannerch Road East
Rhos on Sea
LL28 4FB**

Well Presented Two Bedroom Second Floor Apartment With Balcony

Description

A well presented two bedroom second floor apartment situated close to local shops and amenities of Rhos on Sea village and the promenade. The property benefits from upvc double glazing, gas central heating and is well worth viewing to appreciate the presentation, location and layout. The accommodation in brief comprises; hallway, kitchen/diner with sliding doors into a large lounge which gives a modern open plan feeling with french doors providing access to a balcony. Master bedroom with feature corner window, fitted furniture and ensuite, a second double bedroom with built-in mirrored wardrobes and a family bathroom. Outside there is one allocated parking space and access to a communal garden.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ MODERN OPEN PLAN KITCHEN/ DINER
- ✓ ALLOCATED PARKING SPACE

Lounge

4.10m x 3.94m (13'6" x 12'11")



Kitchen/Diner

3.94m x 3.82m (12'11" x 12'7")



Bedroom One

3.57m x 3.02m (11'9" x 9'11")



Ensuite

1.70m x 1.00m (5'7" x 3'3")

Bedroom Two

3.57m x 2.86m (11'9" x 9'5")

Bathroom

2.91m x 1.97m (9'7" x 6'6")



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property 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 right onto the promenade, take the second right turn onto Cayley Promenade, continue left along Cayley Promenade at the top, turn right onto LLannerch Road East, Cwrt Y Capel can be found on the left hand side.

Council Tax Band: "C" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

NB. Apartment is leasehold on a 999 year lease from 2008
Maintenance Charge is £1,571.50 per annum
Ground Rent is £150 per annum

**2 Bedroom
Second Floor
Apartment**

**Apt.7, Cwrt Y Capel
Llannerch Road East
Rhos on Sea
LL28 4FB**

£184,500

Reduced From £189,950
Reference Number:RP3715
10/09/24

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

