

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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Apt.22, Marine View Apartments
Marine Road
Rhos on Sea
LL28 4BN

Beautifully Presented & Spacious Three/Four Bedroom Duplex Apartment Situated In A Sought After Location & Benefitting From Panoramic Coastal Views

Description

Beautifully presented and spacious 3/4 bedroom duplex apartment situated in a sought-after location and benefitting panoramic and unrivalled views overlooking the beach and coastline beyond.

The property benefits from UPVC double glazing throughout and gas CH, lifts to all floors push button entry for guests and viewing is highly recommended to appreciate the spacious layout, presentation throughout and far-reaching sea views.

The accommodation briefly comprises, a small cloakroom area with hanging rail and shoe rack leads to a good size hallway, a large open plan lounge/kitchen/dining area with a full length tilt and slide door to the bistro balcony which has views over the beach and towards the pier, modern fitted light oak kitchen with integrated Neff appliances including fridge, separate freezer, washing machine, dishwasher, oven and hob with hood and ample wood worktops and tiled under floor heating, with a feature floor to ceiling window in the lounge/dining area, large double bedroom to the rear, off the hall there is also a large fully tiled bathroom with window, Shower over the bath, toilet and wash hand basin, benefitting from Villeroy & Boch equipment.

Stairs with a half landing from the hallway provide access to the top floor where there is a spacious master bedroom with feature elevated window with Juliette balcony and far-reaching coastal views, there is a dressing area with light oak mirrored double wardrobe and chest of drawers, with a modern contemporary ensuite shower room with a large shower cubicle, toilet and wash hand basin by Villeroy & Boch with a heated towel rail and underfloor heating, there is a another large double bedroom to the rear which benefits from a Velux window and has a TV point to create a second lounge area for watching TV and a smaller fourth bedroom/study with Velux window which is currently being used for storage.

Outside the property benefits from allocated off road parking and you can be on the beach within seconds of leaving the apartment and Rhos on Sea village is only short walk where you can enjoy a variety of independent shops, cafes and views of the harbour.

- ✓ BEAUTIFULLY PRESENTED & SPACIOUS 3/4 BEDROOM DUPLEX APARTMENT
- ✓ BENEFITS FROM PANORAMIC COASTAL VIEWS AND ONLY A SHORT WALK TO RHOS ON SEA VILLAGE
- ✓ OFFERS SPACIOUS OPEN PLAN LIVING
- ✓ VIEWING HIGHLY RECOMMENDED TO APPRECIATE PRESENTATION AND FINISH THROUGHOUT
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN



3/4 Bedroom
Duplex Apartment

Apt.22 Marine View
Marine Road
Rhos on Sea
LL28 4BN

£499,950

NO CHAIN

Reference Number: RP3724
13/09/24

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

Registered Company
Number 4687367

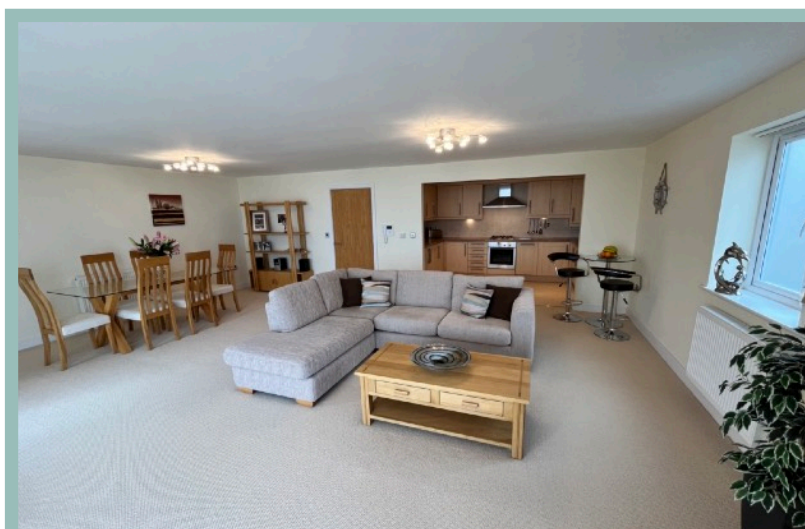
Valuation

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
m
web: www.fletcherpoole.com





3/4 Bedroom
Duplex Apartment

Apt.22, Marine View
Marine Road
Rhos on Sea
LL28 4BN

£499,950

NO CHAIN

Reference Number: RP3724
13/09/24

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

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Hallway

3.50m x 2.10m (11'6" x 6'10")

Lounge/Dining Area

7.20m x 7.10m (23'8" x 23'3")

Kitchen

2.50m x 3.90m (8'2" x 12'9")

Bedroom Three

3.90m x 4.50m (12'11" x 14'9")

Family Bathroom

3.10m x 1.90m (10'3" x 6'21)

UPPER FLOOR

Master Bedroom

7.10m x 7.20m (23'4" x 23'7")

Shower Room Ensuite

2.10m x 1.70m (6'10" x 5'7")

Bedroom Two

7.20m x 3.60m (23'9" x 11'10")

Bedroom Four/Study

2.10m x 3.20m (6'11" x 10'5")



3/4 Bedroom
Duplex Apartment

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Marine Road
Rhos on Sea
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Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade, continue along the promenade for just under one mile, where Marine View Apartments can be located on the right.

Council Tax Band E

Energy Performance Rating Band B

Apartment is leasehold on a 999 year lease from 2007

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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