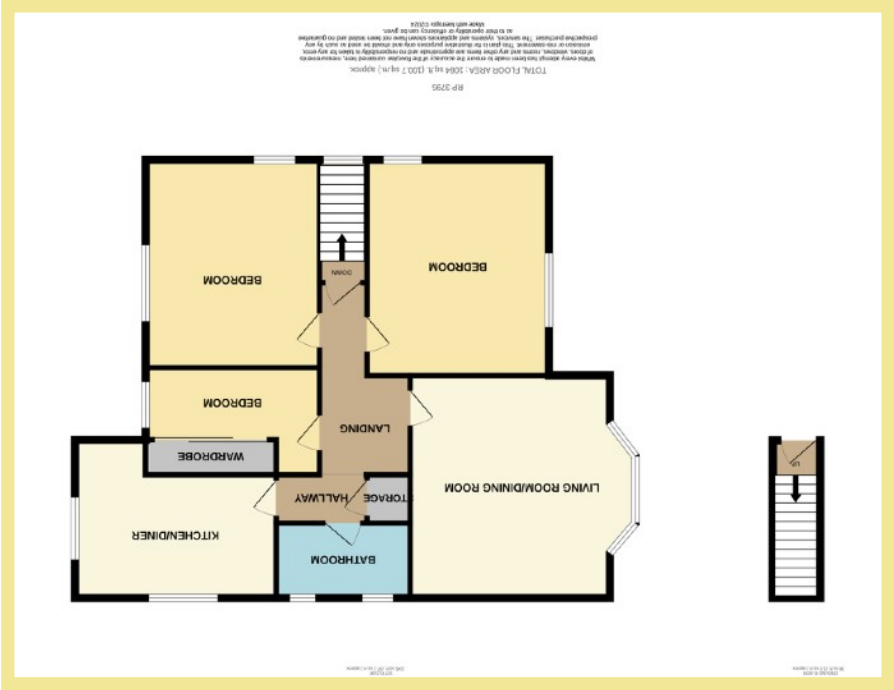


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Well Presented & Spacious Three Bedroom First Floor Apartment

Description

Well presented three bedroom first floor apartment situated close to the local amenities of Rhos on Sea and only a minutes walk from the sea front. The property is well worth viewing to appreciate the spacious light layout and presentation throughout. The apartment benefits from gas central heating and UPVC double glazing. The accommodation in brief comprises of entrance porch, stairs to first floor landing, large light living room/dining room with bay window, modern fitted kitchen, newly refurbished bathroom, large master bedroom, second large bedroom currently used as dining room and single bedroom with build in wardrobes.

✓ SPACIOUS THREE BEDROOM FIRST FLOOR APARTMENT

✓ SITUATED CLOSE TO LOCAL AMENITIES

✓ WALKING DISTANCE TO THE PROMENADE & BEACH

✓ LIGHT & SPACIOUS ROOMS

Living Room/Dining Room

5.13m x 4.34m (16'10" x 14'3")



Kitchen

4.34m x 3.42m (14'3" x 11'3")




Landing

4.20m x 1.99m (13'10" x 6'7")

Bedroom One

4.74m x 3.98m (15'7" x 13'1")



Bedroom Two

4.53m x 3.79m (14'11" x 12'5")

Bedroom Three

3.77m x 3.16m (12'5" x 10'5")

Bathroom

2.91m x 1.66m (9'7 x 5'6")



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 1 and 3 miles 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 right towards the promenade, turn right onto the promenade, take the second right onto Cayley Promenade, turn right onto Whitehall Road where Francis Avenue can be found the third turning on the left.

Council Tax Band: D

Energy Performance Rating Band D

NB Apartment is leasehold

3 Bedroom First Floor Apartment

24a Francis Avenue Rhos on Sea LL28 4DW

£199,950

Reduced From £214,950

Reference Number:RP3795

25/11/24

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: rhos@fletcherpoole.com

web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		