

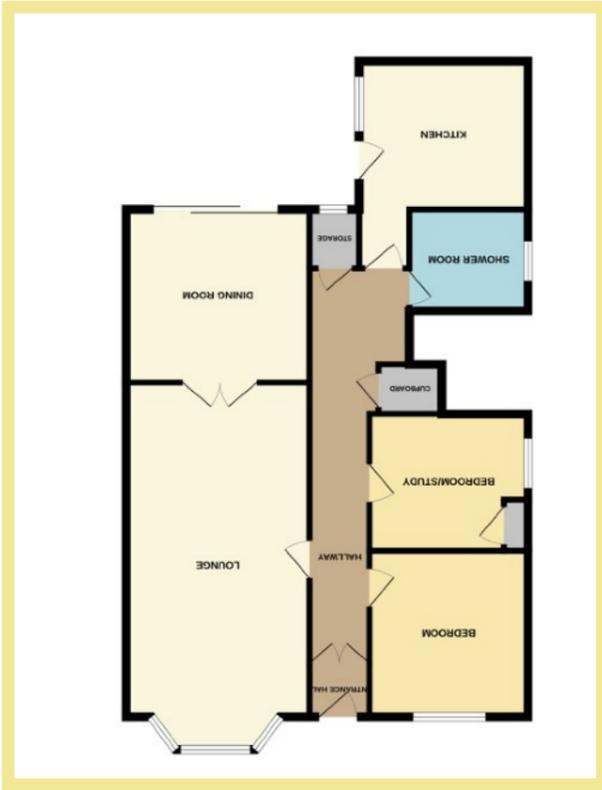
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property 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](http://www.fletcherpoole.com)

Fletcher & Poole



Ground Floor Apartment  
53 Rhos Promenade  
Rhos on Sea  
LL28 4EN

# Immaculately Presented Two Bedroom Ground Floor Apartment Enjoying Uninterrupted Sea Views

## Description

This immaculately presented two bedroom ground floor apartment is situated on the promenade with uninterrupted sea views and only a short walk to the centre of Rhos on Sea village. The good size accommodation over the last two years has been refurbished throughout to include new electrics, boiler, kitchen and shower room. The property is well worth viewing to not only appreciate the location but also the size and layout of the rooms. Outside to the front of the property there is off road parking, a shared driveway to the garage and it's own private courtyard garden to the rear which can be accessed from the kitchen or dining room. The accommodation comprises of entrance hall, hallway with walk in store, light and spacious lounge with sea views and double doors giving access to the dining room, kitchen, two double bedrooms, the master with fitted wardrobes and sea views and a modern contemporary shower room. There is UPVC double glazing and gas central heating.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED ON THE PROMENADE WITH UNINTERRUPTED SEA VIEWS
- ✓ GOOD SIZE ACCOMMODATION WHICH HAS RECENTLY BEEN REFURBISHED THROUGHOUT
- ✓ COURTYARD GARDEN, OFF ROAD PARKING AND GARAGE

## Lounge

7.16m x 3.66m (23'6" x 12'0")



## Kitchen

3.30m x 2.96m (10'10" x 9'9")



## Dining Room

3.66m x 3.40m (12'0" x 11'2")



## Bedroom One

3.32m x 3.21m (10'11" x 10'6")

## Bedroom Two

3.23m x 2.72m (10'7" x 8'11")

## Shower Room

2.32m x 2.02m (7'8" x 6'8")



## 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 mountains, lakes, beaches, and sites of historic interest.

## Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, Continue along Rhos Promenade where the property can be found on your right-hand side.

Council Tax Band: E

Energy Performance Rating Band D

Freehold Property

2 Bedroom  
Ground Floor Apartment

Ground Floor  
Apartment  
53 Rhos Promenade  
Rhos on Sea  
LL28 4EN

**£349,950**

Reference Number: RP3860  
19/02/25

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](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		