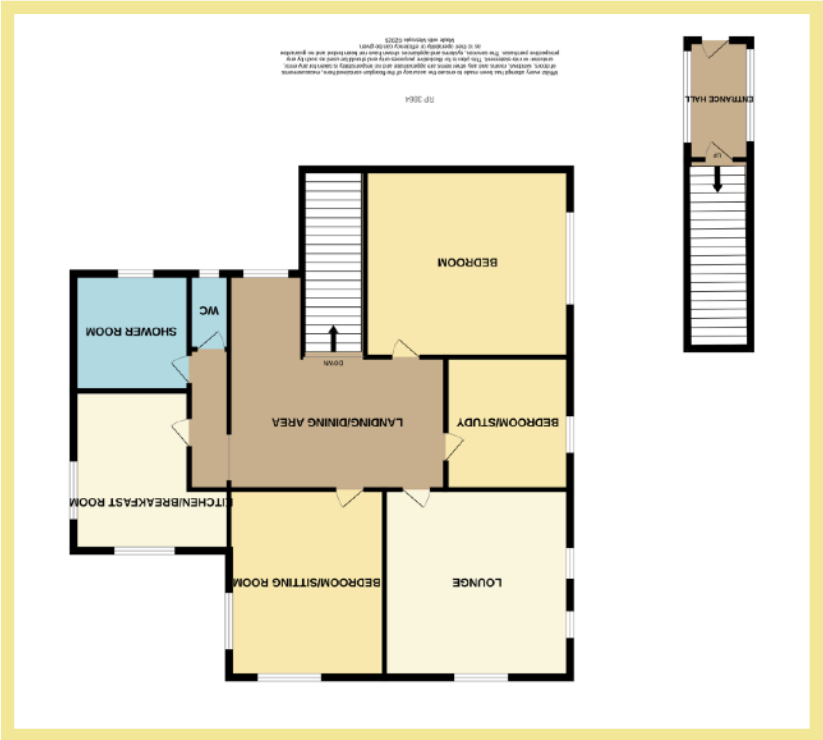


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



1b Whitehall Road
Rhos on Sea
LL28 4HW

Beautifully Presented Three Bedroom First Floor Apartment Situated Close To The Amenities Of Rhos on Sea

Description

This beautifully presented three bedroom first floor apartment is situated close to the amenities of Rhos on Sea and the promenade. Viewing is recommended to truly appreciate the size and layout of the accommodation as the rooms are light and spacious and retain some original features such as leaded light windows in the large landing/dining area. Outside there is a garage with parking to the front and a garden area which is paved and surrounded by a fence and well established plants and shrubs. The apartment benefits from it's own private entrance on the ground floor with entrance hall and stairs leading to the accommodation which comprises of a large landing/dining area, double aspect lounge, kitchen/breakfast room, three bedrooms, one currently being used as an additional sitting room and the other a study, a shower room and separate w.c. There is UPVC double glazing and gas central heating with a boiler that was installed three years ago. Off the landing there is also access to the attic via pull down ladder.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ LIGHT & SPACIOUS ACCOMMODATION
- ✓ WELL WORTH VIEWING TO APPRECIATE THE SIZE AND LAYOUT
- ✓ BENEFITS FROM A GARAGE & GARDEN AREA
- ✓ CLOSE TO THE AMENITIES OF RHOS ON SEA AND THE PROMENADE

Entrance Porch

2.69m x 1.41m (8'10" x 4'7")

Landing/Dining Area

4.87m x 3.96m (16'0" x 13'0")

Lounge

4.22m x 3.90m (13'10" x 12'10")



W.C.

1.69m x 0.90m (5'7" x 3'0")

Shower Room

2.65m x 2.59m (8'9" x 8'6") Maximum

Kitchen/Breakfast Room

3.58m x 3.25m (11'9" x 10'8")



Bedroom One

4.60m x 4.23m (15'1" x 13'11")



Bedroom Two/Sitting Room

4.22m x 2.82m (13'10" x 9'3")

Bedroom Three/Study

2.98m x 2.80m (9'9" x 9'2")

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, turn right onto Whitehall Road where No 1b can be found at the end on the right near the roundabout.

Council Tax Band: "D"
Energy Performance Rating Band E

NB Apartment is freehold
Maintenance is shared with downstairs
Parking in front of garage

3 Bedroom First Floor Apartment

1b Whitehall Road
Rhos on Sea
LL28 4HW

£199,950

Reduced From £209,950
Reference Number:RP3864
21/02/25

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

