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F&P Fletcher & Poole



14, Ebberston Road East
Rhos on Sea
LL28 4DR

Spacious Three Bedroom Ground Floor Apartment With Garden Office Situated In a Highly Desirable Location, Steps Away From The Promenade & Beach

Description

This spacious three bedroom ground floor apartment is situated in a highly desirable location, steps away from the promenade & beach and within walking distance to the local shops, cafes and other amenities in Rhos on Sea. A short drive to both Llandudno & Colwyn Bay. The apartment is the ground floor of an attractive detached property dating back to the early 1900s and retains many original features including high ceilings & stained glass windows. The apartment comprises of:- Entrance at the front through an arched canopy porch into a charming entrance hall with window seats, stained glass and built in storage, light and spacious lounge with bay window, decorative ceiling mouldings and feature fireplace, kitchen/diner with wooden floors and French doors into the large conservatory. Master bedroom with ensuite shower room, two further bedrooms, bathroom, utility room and storage area. A highlight of the apartment is the large garden office giving the ideal opportunity to work from home. Situated in the enclosed rear garden which is paved for low maintenance with fenced borders and a selection of well established plants & shrubs. A timber gate gives access to the side of the property. To the front there are double gates, landscaped garden and off road parking on the driveway. Benefitting from UPVC double glazed windows and gas central heating throughout. Viewing is highly recommended to appreciate the spacious accommodation on offer, highly desirable location and great opportunity to work from home.

- ✓ SPACIOUS THREE BEDROOM GROUND FLOOR APARTMENT
- ✓ LARGE GARDEN OFFICE
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN

Hallway

4.23m x 2.25m (13'11" x 7'5")

Lounge

4.75m x 4.70m (15'7" x 15'5")



Utility Room

1.82m x 1.16m (6'0" x 3'10")

Storage Area

1.79m x 0.79m (5'10" x 2'7")

Garden Office

4.80m x 3.09m (15'9" x 10'2")

Conservatory

5.51m x 2.97m (18'1" x 9'9")



Kitchen/Diner

4.67m x 3.76m (15'4" x 12'4")



Bedroom One

3.96m x 3.25m (13'0" x 10'8")

Ensuite

1.98m x 1.82m (6'6" x 6'0")

Bedroom Two

3.55m x 2.82m (11'8" x 9'3")

Bedroom Three

2.46m x 2.03m (8'1" x 6'8")

Bathroom

2.69m x 1.78m (8'10" x 5'10")

Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and amenities. The larger resorts of Colwyn Bay and Llandudno are approximately one mile and three miles respectively and is conveniently located for easy access to the A55 dual carriageway for easy access to Chester and the motorways beyond, also the main rail line from Holyhead to Euston.

Directions

From the Rhos On Sea office turn right onto the promenade and second right onto Cayley Promenade, carry straight on remaining on Cayley Promenade, turn right onto Ebberston Road East.

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

3 Bedroom Ground Floor Apartment

14 Ebberston Road East
Rhos on Sea
LL28 4DR

£219,950

Reference Number:RP3941
24/04/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

