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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

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# Light & Spacious Beautifully Presented Two Bedroom First Floor Apartment Situated In The Heart Of Rhos on Sea

## Description

A light & spacious beautifully presented two bedroom first floor apartment situated in the heart of Rhos on Sea. Steps away from local shops, cafes, promenade & beach.

The apartment comprises of:-

Communal entrance for Apt A & B, stairs to the first floor, private entrance door to Apartment A, hallway, large open plan Lounge/Kitchen/Diner, two bedrooms both with feature fireplaces, bathroom with bath and separate shower, utility room.

The apartment benefits from gas central heating and refurbished sash windows and part UPVC double glazed windows.

Viewing is highly recommended to appreciate the central location and light & spacious apartment on offer.

- ✓BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓SITUATED IN THE HEART OF RHOS ON SEA
- ✓STEPS AWAY FROM LOCAL SHOPS, CAFES, PROMENADE & BEACH
- ✓LIGHT & SPACIOUS OPEN PLAN LOUNGE/KITCHEN/ DINER
- ✓NO CHAIN

## Lounge/Kitchen/Diner

19'9" x 16'3" (6.02m x 4.95m)



## Bedroom One

15'10" x 13'4" (4.82m x 4.06m)



## Bedroom Two

13'4" x 8'6" (4.06m x 2.59m)

## Bathroom

11'9" x 8'3" (3.58m x 2.51m)



## Utility Room

8'10" x 5'0" (2.69m x 1.52m)

## Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles 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 left down Penrhyn Avenue, take the first left turn onto Colwyn Avenue.

Council Tax Band B

Energy Efficiency Rating Band TBC

NB Apartment A is leasehold on a 125 year lease from 2013

## 2 Bedroom First Floor Apartment

Apartment A  
5 Colwyn Avenue  
Rhos on Sea  
LL28 4RB

£124,950

Reference Number:RP3950  
1/05/25

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)

