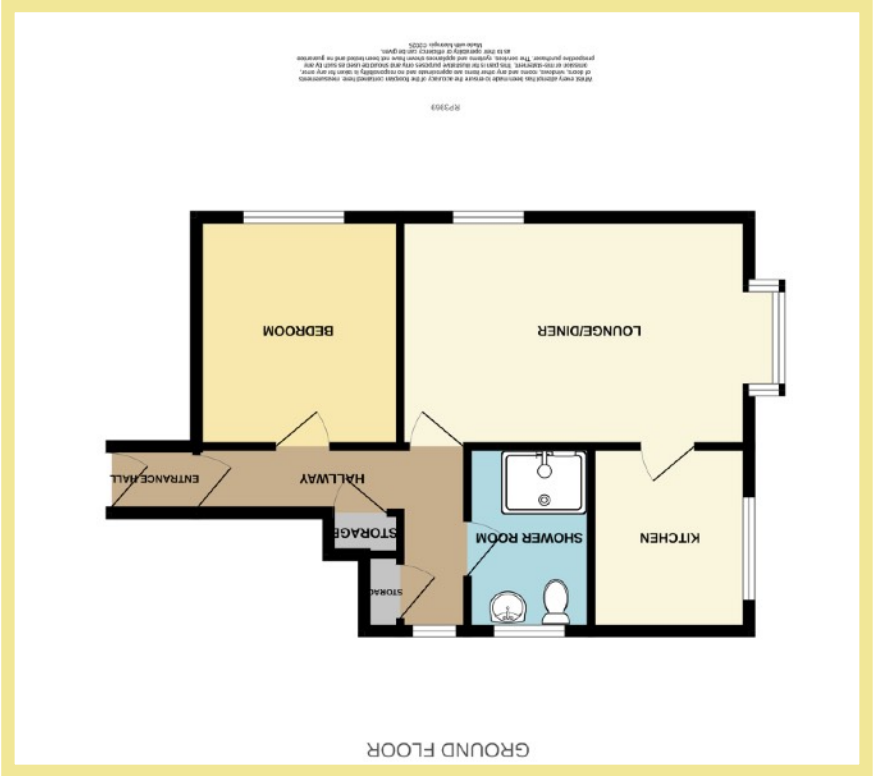


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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



Apt.10, Conwy Garth
Trillo Avenue
Rhos On Sea
LL28 4NS

PURPOSE BUILT ONE BEDROOM GROUND FLOOR APARTMENT SITUATED STEPS AWAY FROM THE PROMENADE & BEACH WITH AN ALLOCATED OFF ROAD PARKING SPACE

Description

This purpose built one bedroom ground floor apartment is situated steps away from the promenade & beach and walking distance to the local shops, cafes & other amenities in Rhos on Sea. Part of a well maintained development set within communal gardens with a secure communal entrance the apartment comprises of:-
Hallway with built-in storage cupboards, light & spacious lounge/diner, kitchen, one bedroom and shower room. Gas central heating and UPVC glazed windows throughout.
With the added benefit of an off road parking space.
Viewing is essential to appreciate the convenient location of this ground floor apartment.

- ✓ PURPOSE BUILT ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ SET WITHIN A WELL MAINTAINED DEVELOPMENT
- ✓ OFF ROAD PARKING SPACE
- ✓ NO CHAIN

Hallway

2.51m x 2.06m (8'3" x 6'9")

Lounge/Diner

5.77m x 3.84m (18'11" x 12'7")



Kitchen

2.58m x 2.27m (8'6" x 7'6")



Bedroom

3.84m x 2.88m (12'7" x 9'5")



Shower Room

2.06m x 1.70m (6'9" x 5'7")



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 1 mile 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 towards the promenade, turn left onto the promenade, take the third left turn onto Trillo Avenue.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

Service charge is £328 per quarter to include the maintenance of the communal grounds, window cleaning, integral hallway and buildings insurance

1 Bedroom
Ground Floor
Apartment

Apt.10 Conwy Garth
Trillo Avenue
Rhos On Sea
LL28 4NS

£125,000

Reference Number:RP3969
21/05/25

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
web: www.fletcherpoole.com

