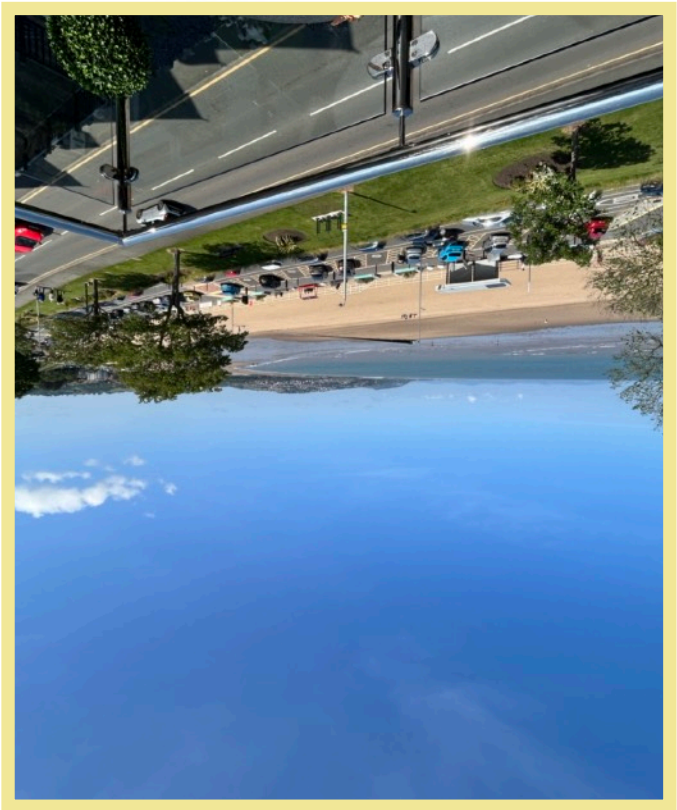
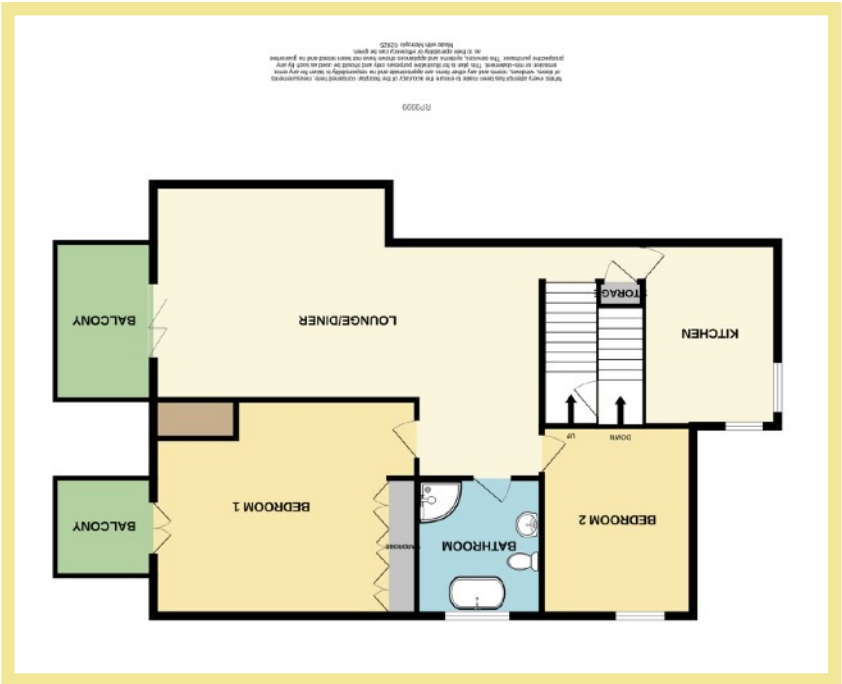


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com



Flat 4,49
Cayley Promenade
Rhos on Sea
LL28 4EP

CONTEMPORARY TWO BEDROOM TOP FLOOR APARTMENT SITUATED ON CAYLEY PROMENADE WITH TWO BALCONIES & STUNNING PANORAMIC SEA VIEWS

Description

This stunning two bedroom top floor apartment is situated in a prime position on the seafront at Cayley Promenade in the heart of Rhos on Sea. With outstanding sea views along the North Wales coastline and steps away from the beach. Walking distance to the local shops, cafes and restaurants. A short drive to both Llandudno & Colwyn Bay. Secure communal entrance with stairs to the apartment which comprises of:- Spacious open plan Lounge/diner with feature skylight flooding the space with light, bi-fold doors onto the good sized balcony which is a perfect place to sit, relax and enjoy those stunning sea views across the Bay. Kitchen with high end integrated appliances, Master bedroom with beams, a range of fitted wardrobes and French doors out onto another balcony, contemporary bathroom with freestanding bath and separate walk-in shower, the 2nd bedroom is also a double. To the rear of the apartment is an allocated off road parking space. This apartment must be viewed to appreciate the fabulous location and those stunning coastal views

- ✓ CONTEMPORARY TWO BEDROOM TOP FLOOR APARTMENT
- ✓ STUNNING PANORAMIC SEA VIEWS
- ✓ TWO BALCONIES
- ✓ LARGE OPEN PLAN LOUNGE/DINER
- ✓ ALLOCATED OFF ROAD PARKING SPACE
- ✓ SITUATED IN THE HEART OF RHOS ON SEA- STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & RESTAURANTS
- ✓ NO CHAIN

Lounge/Diner

10.00m x 4.81m (32'10" x 15'9")



Kitchen

3.76m x 2.72m (12'4" x 8'11")



Bedroom One

4.84m x 2.65m (15'11" x 8'9")



Bedroom Two

4.21m x 3.07m (13'10" x 10'1")

Bathroom

2.81m x 2.43m (9'3" x 8'0")



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 right towards the promenade, turn right onto the promenade, the Cayley Promenade is the second turning on the right.

Council Tax Band: C
Energy Performance Rating Band C

NB Leasehold on a 999 year lease from 2009

Service charge £150 per month (variable)

Option To Buy Furniture

Two Bedroom
Top Floor Apartment

Flat 4, 49
Cayley Promenade
Rhos on Sea
LL28 4EP

£289,950

NO CHAIN

Reference Number:RP3999
12/06/25

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		