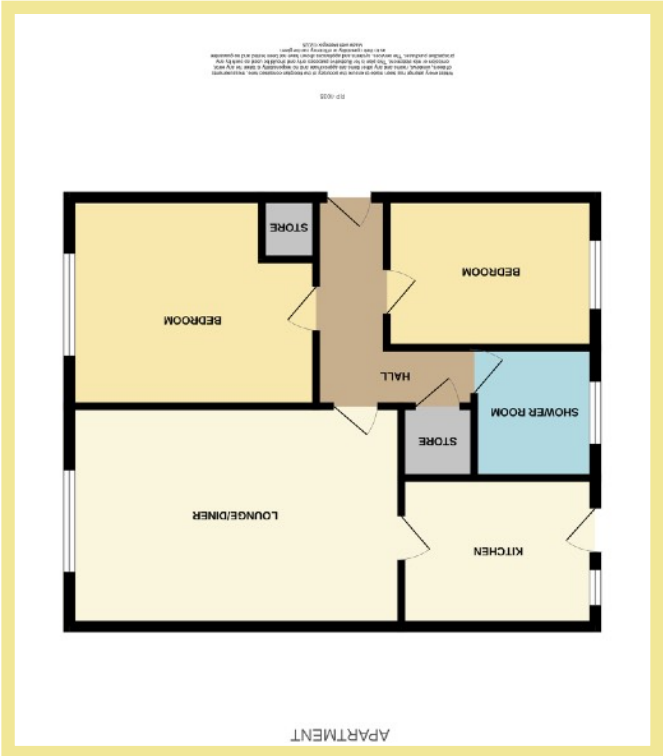


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www.fletcherpoole.com

Fletcher & Poole



Sunnyhurst
82 Church Road
Rhos on Sea
LL28 4YS

Two Bedroom Ground Floor Apartment Situated In A Convenient Location

Description

This purpose built two bedroom ground floor apartment is situated in a convenient location; close to the amenities of Rhos on Sea, the promenade and only a short drive away from Llandudno. The good size accommodation also benefits from a garage with parking to the front of it. There is a communal entrance with access to four apartments or convenient private access to the rear. Viewing is recommended to appreciate the size and layout. The accommodation comprises of hallway with two built in storage cupboards, a large lounge/diner with access to the kitchen, two double bedrooms and a modern contemporary shower room. There is UPVC double glazing and gas central heating..

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ GOOD SIZE ACCOMMODATION IN A CONVENIENT LOCATION
- ✓ BENEFITS FROM A GARAGE & OFF ROAD PARKING
- ✓ NO CHAIN

Lounge

16'9" x 11'1" (5.10m x 3.38m)



Kitchen

9'9" x 7'6" (2.97m x 2.28m)



Bedroom Two

10'6" x 10'2" (3.20m x 3.10m)

Bedroom One

10'6" x 12'5" (3.20m x 3.78m)



Bathroom

6'7" x 6'2" (2.00m x 1.87m)



Garage

16'3" x 8'2" (4.95m x 2.49m)

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 left and proceed along Penrhyn Avenue, turn left onto Church Road and proceed to the top where No 82 can be found on the right.

N.B The apartment is leasehold on a 999 year lease from July 1976.

Ground rent is £10 per annum and the maintenance charge is approximately £1226.38 per annum.

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

Energy Performance Rating Band C

2 Bedroom
Ground Floor
Apartment

82 Church Road
Rhos On Sea
LL28 4YS

£129,950

NO CHAIN

Reference Number:RP4035
11/07/25

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

