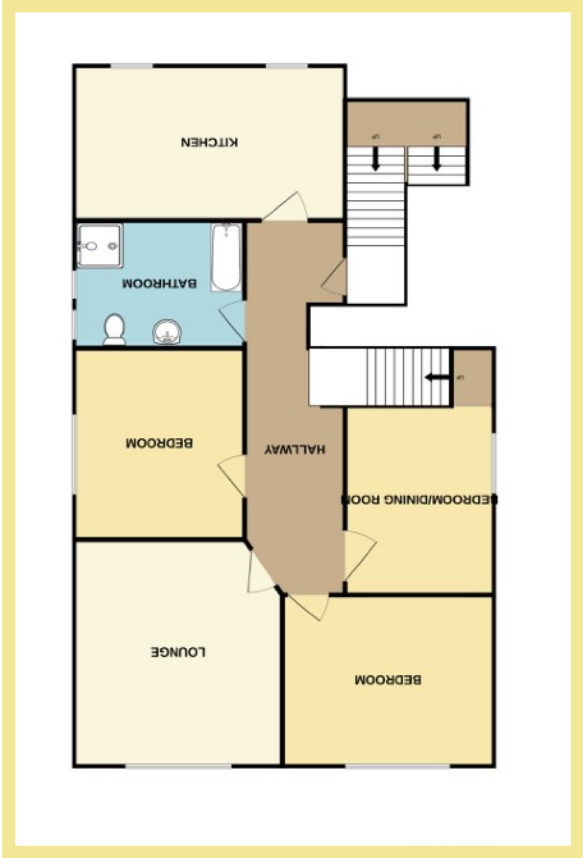


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



8a Ebberston Road East
Rhos on Sea
LL28 4DR

SPACIOUS THREE BEDROOM FIRST FLOOR APARTMENT WITH GARAGE & OFF ROAD PARKING. STEPS AWAY FROM THE PROMENADE & BEACH

Description

A well presented & spacious three bedroom first floor apartment situated steps away from the Cayley promenade & beach. Walking distance to the local shops, cafes & other amenities on a highly desirable road in Rhos on Sea. With the added benefit of a garage and off road parking and a patio seating area at the rear.

The apartment is one of 2 located in a traditional detached building and retains many original features such as:- high ceilings and coving which make it light and spacious.

Comprising of:- Shared entrance at the side of the building, private apartment front door with original checkered floor tiles, original staircase leads up to the first floor where there is a light & spacious hallway, lounge to the front, kitchen/diner, three double bedrooms and a large bathroom with bath & separate shower. There are also steps up from the patio area to an additional private entrance door on the hallway. UPVC double glazing and gas central heating feature throughout the property.

Viewing is essential to appreciate the spacious layout and convenient location this apartment has to offer.

- ✓ LIGHT & SPACIOUS THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ OFF ROAD PARKING
- ✓ GARAGE
- ✓ PATIO SEATING AREA
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ SITUATED IN A HIGHLY DESIRABLE AREA

Lounge

4.82m x 4.24m (15'10" x 13'11")



Kitchen/Diner

4.24m x 3.02m (13'11" x 9'11")



Bedroom One

3.96m x 3.63m (13'0" x 11'11")



Bedroom Two

3.66m x 3.07m (12'0" x 10'1")

Bedroom Three

3.07m x 2.82m (10'1" x 9'3")

Bathroom

3.02m x 2.77m (9'11" x 9'1")



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

NB Apartment is leasehold on a 999 year lease with a share of the freehold

Peppercorn rent
No maintenance charge
Any works split 50/50

3 Bedroom First Floor Apartment

8a Ebberston Road East
Rhos on Sea
LL28 4DR

£229,950

Reference Number:RP4084
27/08/25

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		