

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



17 Ebberston Place
Ebberston Road West
Rhos On Sea
LL28 4BF

Spacious Two Bedroom First Floor Apartment With Off Road Parking & Private Garden Situated In A Popular & Convenient Residential Area

Description

17 Ebberston Place is a spacious two bedroom 1st floor apartment situated in the popular & convenient residential area of Rhos on Sea. Close to local shops, promenade & beach. A short drive from both Llandudno & Colwyn Bay for further amenities. The apartment benefits from off-road parking on the driveway at the side and a good-sized private, enclosed garden which is lawned with fenced borders. The apartment comprises of:- Private entrance, stairs up to the 1st floor, lounge, kitchen with built-in storage, two double bedrooms one with a box bay window and bathroom. With UPVC double glazed windows and door & gas central heating throughout. Viewing is highly recommended to appreciate this spacious apartment, it's convenient location and all it has to offer.

- ✓ SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ OFF ROAD PARKING
- ✓ PRIVATE ENCLOSED GARDEN
- ✓ CONVENIENT LOCATION
- ✓ CLOSE TO LOCAL SHOPS, PROMENADE & BEACH
- ✓ NO CHAIN

Lounge

13'7" x 11'3" (4.14m x 3.43m)



Kitchen

13'2" x 7'7" (4.01m x 2.31m).



Bedroom One

10'1" x 9'0" (3.07m x 2.74m)



Bedroom Two

8'9" x 9'0" (2.66m x 2.74m)

Bathroom

7'5" x 5'5" (2.26m x 1.65m)



Location

Rhos on Sea is a very popular sea side town famous for its shops and amenities. It is located between the large resorts of Colwyn Bay and Llandudno and 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 and take the second turning right onto Cayley Promenade turn right onto Whitehall Road continue to the roundabout and take the 4th exit onto Ebberston Road West, Ebberston Place can be found on the right hand side.

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

Energy Performance Rating Band C

NB The apartment is leasehold on a 150 year lease from 2007

Maintenance charge is £400 per annum

2 Bedroom First Floor Apartment

17 Ebberston Place
Ebberston Road West
Rhos On Sea
LL28 4BF

£149,950

NO CHAIN

Reference Number: RP4133
23/10/25

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		