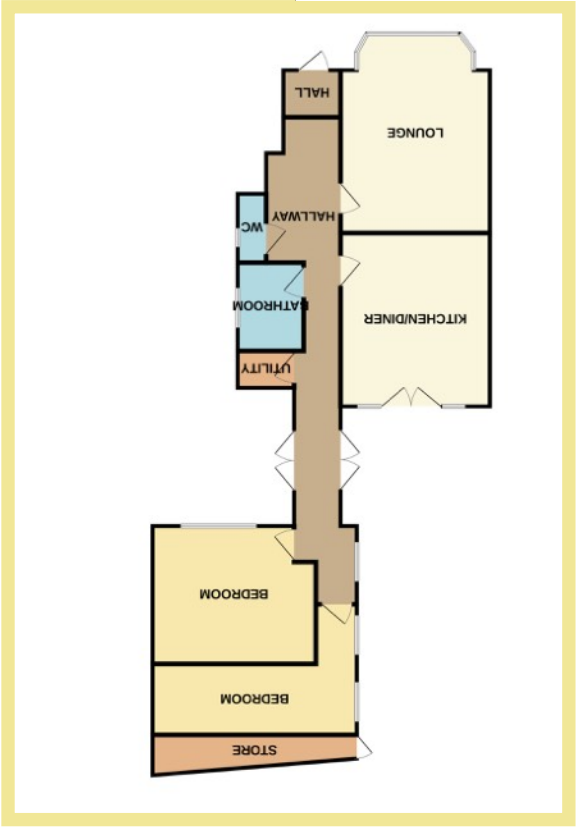


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



25 Colwyn Crescent
Rhos on Sea
LL28 4RH

Immaculately Presented Two Bedroom Ground Floor Apartment Situated Close To The Centre Of Rhos on Sea Village & All Amenities

Description

This immaculately presented two bedroom ground floor apartment must be viewed to truly appreciate the size and layout of the accommodation. The property is situated close to the amenities of Rhos on Sea village and only a short walk to the promenade. Outside there is off road parking to the front with enclosed garden areas to the side and to the rear which is south facing and has a decked seating area and access to a good size storage room. With it's own private access the accommodation comprises of entrance hall, hallway, W.C., lounge with a bay window to the front aspect, light and spacious kitchen/diner with access to the rear garden and beautifully fitted kitchen, utility room, two double bedrooms, the master with a fitted wardrobe and a modern contemporary bathroom. There is gas central heating and UPVC double glazing.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SPACIOUS WELL MAINTAINED ACCOMMODATION
- ✓ SITUATED CLOSE TO THE CENTRE OF RHOS ON SEA VILLAGE & ALL AMENITIES
- ✓ BENEFITS FROM OFF ROAD PARKING & ENCLOSED GARDEN AREAS
- ✓ NO CHAIN

Lounge

5.03m x 3.78m (16'6" x 12'5") Maximum



Kitchen/Diner

4.38m x 3.76m (14'5" x 12'4')



Utility

1.47m x 0.93m (4'10" x 13'1")

W.C.

1.74m x 0.72m (5'9" x 2'5")

Bedroom One

4.14m x 3.07m (13'7" x 10'1") Maximum



Bedroom Two

5.12m x 2.04m (16'10" x 6'8")

Bathroom

2.24m x 1.67m (7'4" x 5'6")



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property 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 right and then immediately right onto Rhos Road. Colwyn Crescent is the second road on the right.

Council Tax Band: TBC
Energy Efficiency Rating: Band C

2 Bedroom Ground Floor Apartment

25 Colwyn Crescent
Rhos On Sea
LL28 4RH

£169,950

NO CHAIN

Reference Number: R4150
20/11/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

