

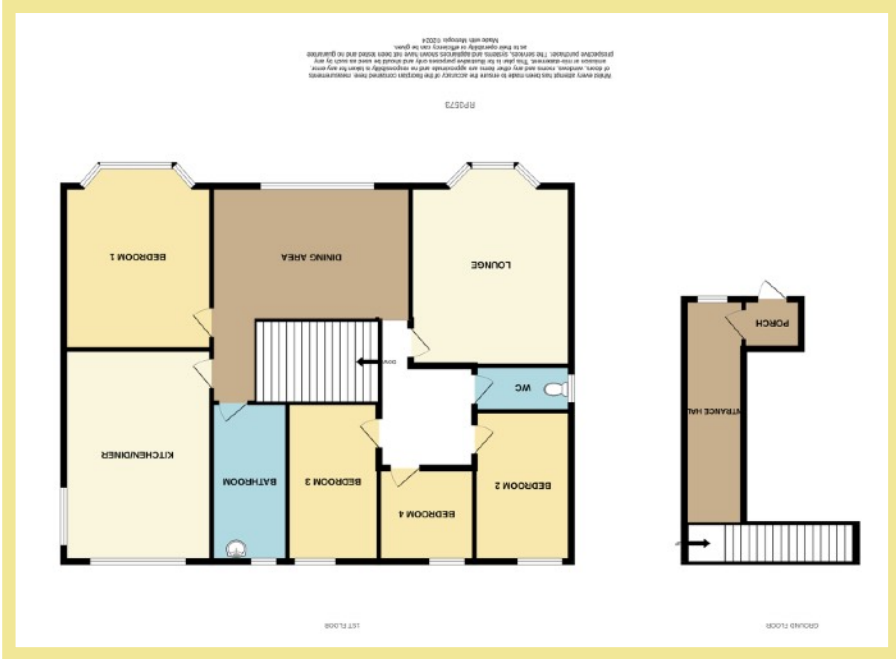
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



60a Brompton Avenue
Rhos on Sea
Conwy
LL28 4TP

Four Bedroom First Floor Apartment With A Vast Amount Of Potential Situated In The Sought After Location of Rhos on Sea

Description

This four bedroom first floor apartment has an enormous amount of potential. Situated close to the local shops & amenities of Rhos on Sea and walking distance to the promenade, beaches and the hill Bryn Euryn. The apartment is light and spacious with high ceilings and many original features and potential to extend into the large loft space.

Viewing is highly recommended to appreciate the layout and potential.

The accommodation in brief comprises of:

Entrance porch with original tiles and half moon glass window into a large hallway where a wide staircase leads up to the first floor. The spacious landing is currently used as a dining area and has a large picture window and balcony. From this area there is access to the large lounge with bay window, kitchen/diner with far reaching sea views, master bedroom with bay window, bathroom, separate w.c and three further good sized bedrooms. The space before the three bedrooms is an ideal spot for an office area. The apartment benefits from a new gas boiler and central heating system and recently fitted UPVC double glazing. The property is accessed by double gates and is walled. The apartment features outside spaces with a lawned garden seating area amongst well established trees, plants & shrubs and benefits from ample off road parking.

- ✓ FOUR BEDROOM FIRST FLOOR APARTMENT
- ✓ LIGHT & SPACIOUS ROOMS WITH HIGH CEILINGS & MANY ORIGINAL FEATURES
- ✓ OUTSTANDING DEVELOPMENT POTENTIAL
- ✓ EXTENSIVE LOFT SPACE
- ✓ GARDENS WITH SEATING AREA
- ✓ AMPLE OFF ROAD PRIVATE PARKING
- ✓ SITUATED NEXT TO THE POPULAR BOWLING & TENNIS CLUBS
- ✓ WALKING DISTANCE TO THE PROMENADE & BEACHES
- ✓ A GATEWAY TO SPECTACULAR SNOWDONIA
- ✓ NO CHAIN

Entrance Porch

1.52m x 1.30m (5'0" x 4'3")

Entrance Hall

5.99m x 1.58m (19'8" x 5'2")

Lounge

5.16m x 4.26m (16'11" x 14'0")



Kitchen/Diner

5.41m x 4.28m (17'9" x 14'1")



Master Bedroom

4.86m x 3.92m (16'0" x 12'10")



Dining Area (Landing)

5.27m x 4.53m (17'4" x 14'11")

Bedroom Two

3.74m x 2.62m (12'3" x 8'7")

Bedroom Three

4.21m x 2.14m (13'10" x 7'0")

Bedroom Four

2.53m x 2.45m (8'4" x 8'1")

Bathroom

4.00m x 1.52m (13'1" x 5'0")

W.C.

2.59m x 1.19m (8'6" x 3'11")

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 also close to the A55 dual carriageway for easy access to Chester and the motorways beyond and Colwyn Bay train station with direct trains to Manchester, Birmingham and London.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road, at the traffic lights turn left onto Brompton Avenue where No 60a can be found on your left hand side.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band E

4 Bedroom First Floor Apartment

60a Brompton Avenue
Rhos on Sea
LL28 4TP

£249,950

NO CHAIN

Reference Number: RP3573

9/05/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

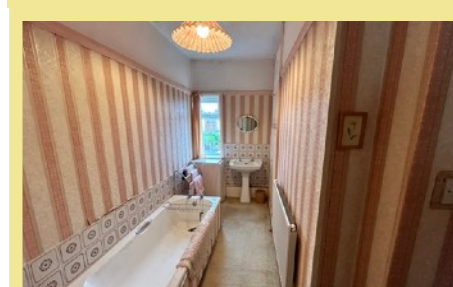
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		