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FFA, 24A Francis Avenue, Rhos On Sea, Colwyn Bay, Conwy, LL28 4DW









£189,950

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THIS IS A BEAUTIFUL AND SPACIOUS FIRST FLOOR THREE BEDROOM APARTMENT situated in this popular road within walking distance of Rhos on Sea promenade, beach, wealth of shops and restaurants and on a local bus route. The accommodation briefly comprises:- front door to small hall; staircase to the first floor; landing; large lounge with bay window; good sized kitchen/breakfast room with modern units; 3 good sized bedrooms; modern tiled 3 piece bathroom. The property features gas fired central heating from a combination boiler and upvc double glazed windows. (PLEASE NOTE THERE IS NO PARKING AND NO GARDEN WITH THIS APARTMENT). The property is held on a Leasehold tenure over a 999 year term from 1st September 1978 with a peppercorn ground rent. We understand from the seller that the maintenance for the outside is shared on a 50/50 basis with the ground floor apartment.

THERE IS NO PARKING OR GARDEN WITH THIS APARTMENT

The Accommodation Comprises:-

Side access double glazed coloured leaded door to:

SMALL HALL
Staircase to first floor, glazed door to:-

LANDING
Picture rails, recessed spotlights, double radiator, built in storage cupboard with shelving, telephone point.

LOUNGE 17'7" x 14'2" (5.38m x 4.34m)



Plus upvc double glazed bay window, fire surround with marble back and hearth, inset electric fire, tv point, picture rails, 2 double radiators, distant hillside views to the front.



DUAL ASPECT KITCHEN/ BREAKFAST ROOM 14'3" x 11'3" max (4.35m x 3.43m max)



Fitted range of cream fronted base wall and drawer units with round edge work tops, inset single drainer sink unit and mixer tap, integrated electric oven and 4 ring gas hob with cooker hood over, plumbing for washing machine, space for fridge freezer, cupboard housing 'Worcester' combination central heating and hot water boiler, recessed downlighters to ceiling, feature fireplace, wood effect flooring, dual aspect upvc double glazed windows to rear and side.







DUAL ASPECT BEDROOM 1 15'6" x 10'2" (4.74m x 3.10m)



Picture rails, double radiator, dual aspect upvc double glazed windows to front and side.



DUAL ASPECT BEDROOM 2 (Currently dining room) 14'0" x 12'5" (4.28m x 3.81m)



Picture rails, radiator, dual aspect upvc double glazed windows to rear and side.

BEDROOM 3 12'4" x 10'4" (3.78m x 3.17m)



Fitted wardrobes with sliding doors, hanging rail and shelving, wood effect flooring, picture rail, double radiator, upvc double glazed window to rear.

TILED 3 PIECE BATHROOM



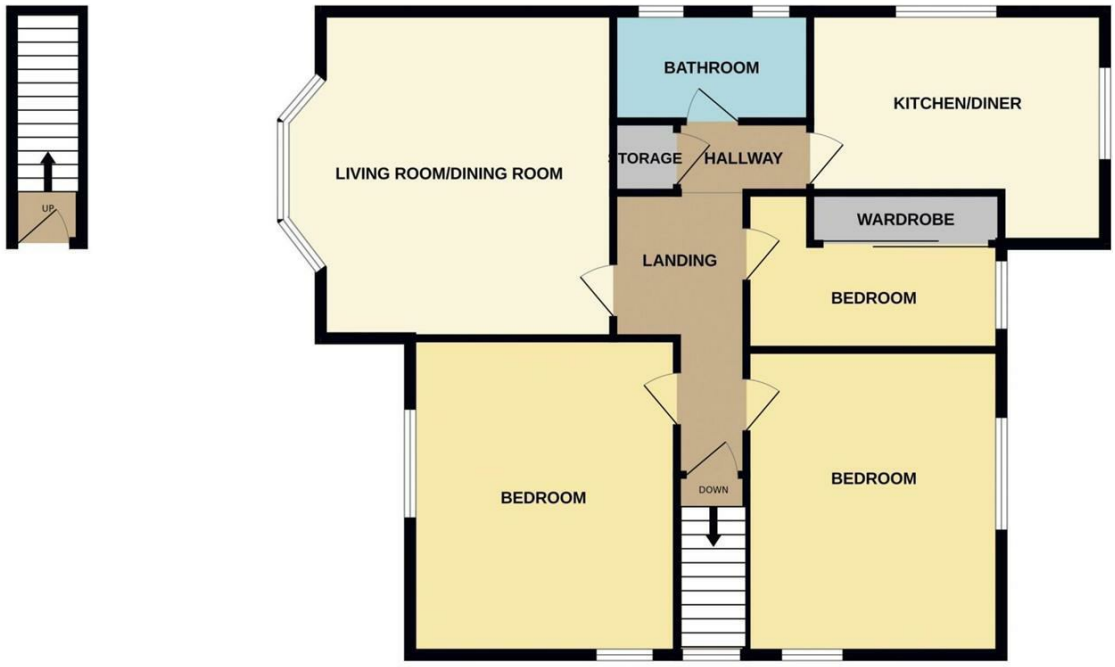
White suite comprising tiled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled wc, towel radiator, tile effect flooring, upvc double glazed windows, recessed downlighters to ceiling.

COUNCIL TAX

Is 'D' as obtained from www.conwy.gov.uk

TENURE

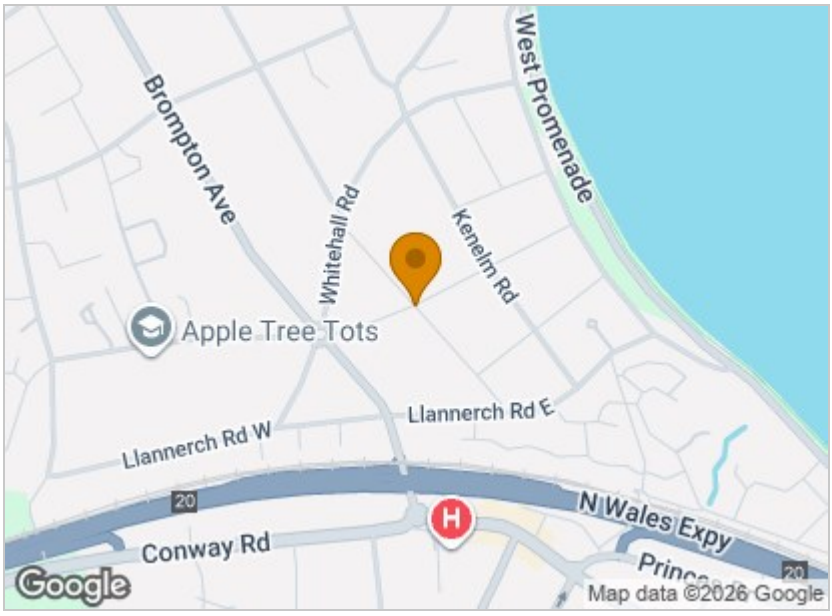
The property is held on a LEASEHOLD tenure over a 999 year lease from Sept 1978 with a peppercorn ground rent. We understand from the seller that the maintenance for the outside is shared on a 50/50 basis with the ground floor apartment.



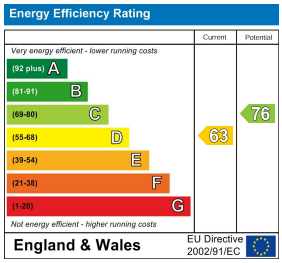
TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Directions

From Fortes Cafe on Rhos Promenade, turn right onto the promenade and proceed in the direction of Colwyn Bay, take the 2nd turning on the right onto the Cayley Promenade, first right on to Whitehall Road and then 3rd left on to Francis Ave, the property is on the left within 200 yards. Ref A956 15/08/26

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.