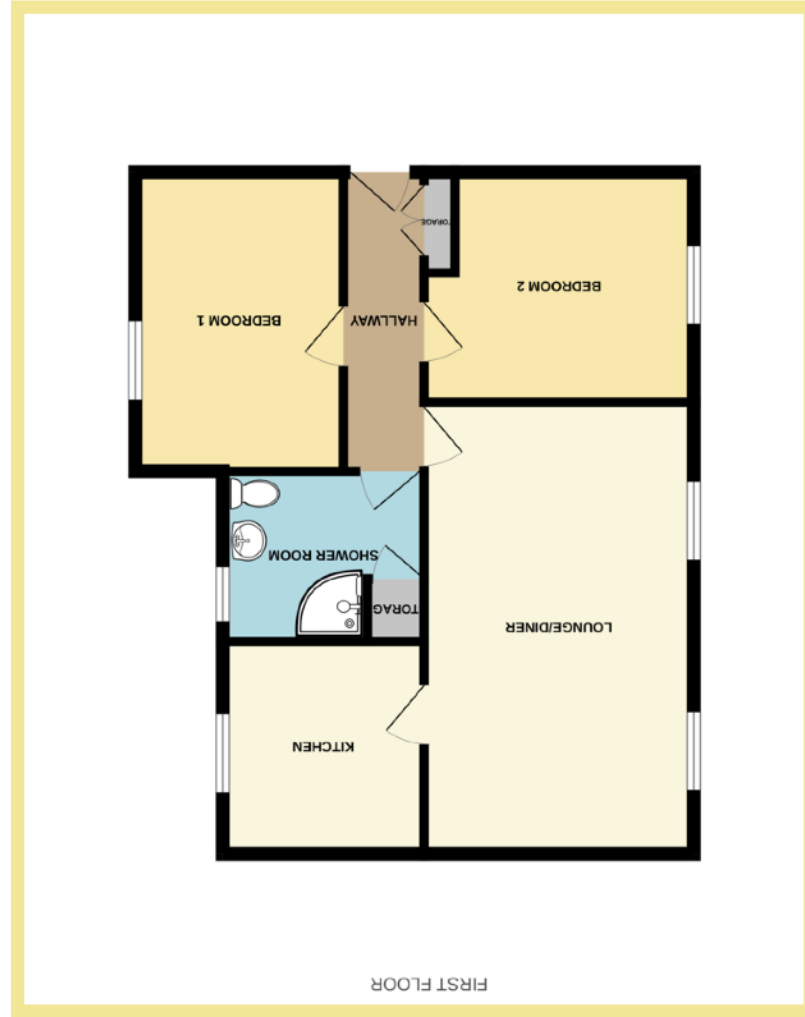


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



5 Conwy Garth
Trillo Avenue
Rhos on Sea
Conwy
LL28 4NS

PURPOSE BUILT TWO BEDROOM FIRST FLOOR APARTMENT WITH OFF-ROAD PARKING & GARAGE. STEPS AWAY FROM THE PROMENADE & BEACH

Description

This purpose built two bedroom first floor apartment is situated steps away from the promenade & beach. Walking distance to the local shops, cafes & other amenities in the heart of Rhos on Sea.

A short drive from both Colwyn Bay & Llandudno.

Set in the well-maintained development of "Conwy Garth" within communal gardens and a secure communal entrance.

The apartment comprises of:- Hallway with built-in storage, light & spacious lounge/diner opening into the kitchen, two double bedrooms and a shower room.

Apartment no:-5 has the added benefit of a garage and gas central heating & UPVC double glazed windows.

Viewing is essential to appreciate the convenient location of this spacious apartment.

- ✓ PURPOSE BUILT TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ GARAGE
- ✓ SET WITHIN A WELL-MAINTAINED DEVELOPMENT
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES IN THE HEART OF RHOS ON SEA
- ✓ NO CHAIN
- ✓ LEASEHOLD

Hallway

12' 6" x 3' 4" (3.81m x 1.01m)

Lounge/Diner

18' 11" x 11' 5" (5.78m x 3.48m)



Kitchen

12' 1" x 8' 6" (2.60m x 2.58m)



Bedroom One

12' 7" x 8' 9" (3.83m x 2.66m)



Bedroom Two

11' 4" x 9' 8" (3.46m x 2.94m)



Shower Room

8' 5" x 9' 8" (2.56m x 2.17m)



Garage

Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and 1 mile respectively and it 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 towards the promenade, turn left onto the promenade, take the third left turn onto Trillo Avenue.

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

Energy Performance Rating Band: TBC

Tenure: Leasehold. THE APARTMENT IS LEASEHOLD ON A 999 YEAR LEASE FROM 1979. SERVICE CHARGE:

£1359.00 PER ANNUM

INCLUDES:- BUILDINGS INSURANCE, WINDOW CLEANING, MAINTENANCE & CLEANING OF COMMUNAL AREAS

2 Bedroom, First Floor Apartment

5 Conwy Garth
Trillo Avenue
Rhos on Sea
Conwy
LL28 4NS

£129,950

Reference Number:RP4241
2/4/26

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

