



WOODLEA GARDENS, EBBERSTON ROAD WEST, RHOS ON SEA

ASKING PRICE £220,000



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Blue Turtle Property are delighted to introduce to the market, with the benefit of no onward chain and no age restrictions, this deceptively spacious and beautifully proportioned two double bedroom ground floor apartment.

Occupying an enviable position within this popular purpose-built development, the property is situated in the highly sought-after coastal location of Rhos On Sea, renowned for its attractive surroundings, excellent range of local amenities and close proximity to the promenade and coastline.

Set within well-established and meticulously maintained communal grounds, this appealing apartment provides generously proportioned accommodation throughout, offering a wonderful combination of space, natural light and practicality. The property would make an excellent home for those seeking convenient single-level living, while also presenting an attractive opportunity for those looking for a comfortable coastal residence.

The apartment is ideally positioned for easy access to a wide selection of local shops, cafés, amenities and recreational facilities, with the promenade and seafront also close by. Excellent transport connections further enhance the location, including convenient access to the A55 expressway, providing links along the North Wales coast and beyond.

Internally, the property enjoys a welcoming and spacious layout, complemented by gas central heating and double glazing. The accommodation briefly comprises a communal entrance hall leading to the private entrance hallway, which benefits from useful storage cupboards. The generously sized lounge provides an inviting principal reception space and flows naturally into an adjoining dining area, creating an ideal setting for both everyday living and entertaining.

The fitted kitchen provides a practical and well-appointed workspace, while the spacious conservatory offers an additional versatile reception area, enjoying attractive views across the beautifully maintained communal gardens and providing a peaceful place to relax throughout the year.



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The principal bedroom is a generous double room featuring built-in wardrobes and the added convenience of a private WC. A further well-proportioned double bedroom provides excellent flexibility for guests, family members or those requiring a home office or additional living space. Completing the accommodation is a contemporary three-piece bathroom suite, presented to provide a comfortable and functional modern bathroom.

Outside

The property is complemented by immaculately maintained communal gardens, featuring generous areas of lawn, mature and established trees, well-stocked shrubs and attractive flower borders. The landscaped surroundings create a pleasant and tranquil setting, with a communal seating area providing an ideal spot to enjoy the peaceful environment.

Further benefits include residents' parking together with a private garage with power, providing valuable additional storage and parking facilities.

Location: The property is situated in the popular coastal resort of Rhos On Sea, close to a range of local shops, cafes, restaurants and leisure facilities. The promenade and harbour are also nearby, whilst Colwyn Bay is approximately one mile away and Llandudno around three miles. There is easy access to the A55 Expressway, providing links towards Chester and the motorway network, with the main railway line also accessible nearby.

Tenure: The property is leasehold with a 999 year lease dating from 1978, with each owner also owning a share of the freehold.

Council Tax Band: D

Early viewing is highly recommended to appreciate the size, layout and location of this lovely apartment.

Approximate Measurements:

Apartment Hallway

Coving to ceiling, two built in storage cupboards, one housing wall mounted gas central heating boiler, radiator.



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Lounge/Dining Room: 4.92m x 3.38m (16'2" x 11'1")

Double glazed window to side aspect, sliding doors to conservatory, feature fire surround with inset coal effect fire, radiator, television point.

Conservatory: 4.14m x 2.75m (13'7" x 9'0")

Double glazed windows to side and rear aspects, enjoying a lovely outlook across the gardens, door through to office space, door to side accessing gardens.

Study: 2.32m x 1.91m (7'7" x 6'3")

Double glazed windows to side and rear aspects enjoying a pleasant outlook across the gardens.

Kitchen: 3.52m x 2.45m (11'7" x 8')

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral oven, integral four ring hob, integral dishwasher, plumbing for washing machine, tiled walls, space for fridge/ freezer, double glazed window to side aspect enjoying views over the gardens.

Bedroom 1: 3.92m x 3.19m (12'10" x 10'6")

Double glazed window to side aspect, fitted wardrobe storage, radiator, door through to w.c with low level flush w.c and pedestal wash hand basin.

Bedroom 2: 3.89m x 2.89m (12'9" x 9'6")

Double glazed window to side aspect, fitted wardrobe storage, radiator.

Bathroom: 2.33m x 1.66m (7'8" x 5'5")

Panel bath, vanity wash hand basin with storage under, low level flush w.c, tiled walls, double glazed obscure glass window to side aspect.

Externally: The property is set within well maintained communal gardens with areas of lawn, established trees, shrubs and flower borders, together with a communal seating area. There is also residents parking and a garage with lights and power.



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Total floor area: 102.8 sq.m. (1,107 sq.ft.)

This floor plan is a guide only and does not represent a legal document. It is not to be used as a basis for any legal proceedings. The actual dimensions of the property may vary slightly from those shown on the plan. The plan is not to be used as a basis for any legal proceedings. The actual dimensions of the property may vary slightly from those shown on the plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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