



FLAT 4, LLYS HAFAN, RHOS ON SEA

ASKING PRICE: £87,500



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BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer for sale this charming and beautiful seaside apartment, This one bedroom, purpose built ground floor apartment is situated within the seaside village of Rhos on Sea, just a stones throw away from the village amenities, with easy access to both the promenade and beach.

In brief the well proportioned accommodation affords; Secure access at the front of the building leading into the apartments entrance hallway, lounge/ dining room, fitted kitchen, utility area, a double bedroom with built-in wardrobe storage and a wet room. This property also benefits from gas central heating and double glazing throughout.

This well presented apartment is within a Clwyd Alyn Housing Development which caters for residents over 55. This apartment is held on a leasehold scheme, based on a 70% market value purchase. The length of this lease is 60 years once purchased and is renewed for each new owner. The service charge is approximately £171.60 pcm which includes the window cleaning, maintenance and upkeep of communal areas and maintenance of the lift. Parking is available on a first come first served basis.





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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 Llandudno and Colwyn Bay are approximately 3 miles and one 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.

Viewing is essential to appreciate the spacious layout and great seaside location, with all the amenities that Rhos on Sea has to offer.

Tenure- Leasehold

Council tax band-B





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Private Entrance - UPVC door leading in.

Hallway (4.8m x 0.8m)- carpeted flooring, radiator, doors leading to:

Bathroom (2.1m x 2.0m)- Three piece white suite comprising of bath with over head shower ,sink, W.C and storage, tiled.

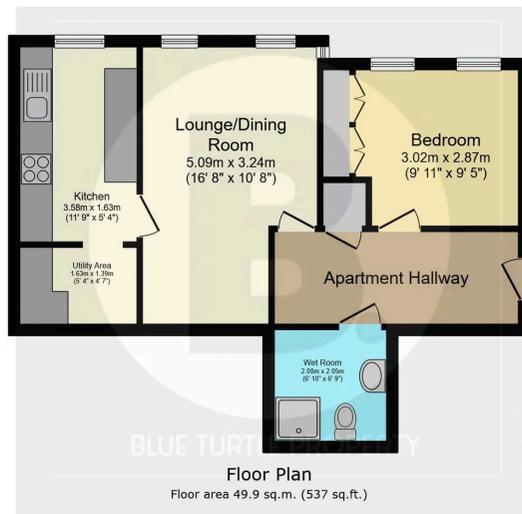
Kitchen (5.2m x 1.6)- Built in appliances including: oven ,hob and extractor fan, cupboard housing gas central heating boiler, window to rear.

Lounge (4.2m x 3.2m)- large bay window, radiator , carpeted.

Bedroom 1(2.1m x 2.0m) : Large double room, large bay window to the front, radiator, carpeted.

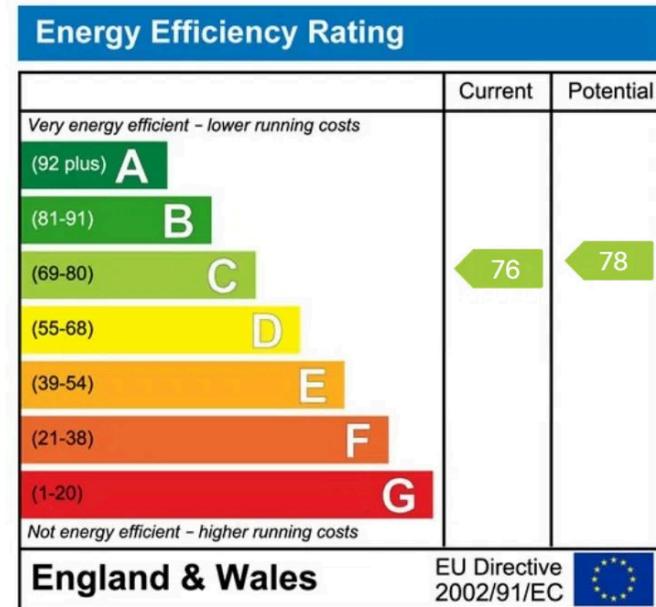


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Total floor area: 49.9 sq.m. (537 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Services/ Disclaimer-

Mains water, gas and electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the

Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals

before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.