



BLUE TURTLE PROPERTY

LINKS AVENUE, RHOS ON SEA

ASKING PRICE £240,000



LINKS AVENUE, RHOS ON SEA



This beautifully presented three-bedroom home has been thoughtfully refurbished throughout, offering stylish and comfortable living in a peaceful cul-de-sac setting, and is offered for sale with no onward chain.

The property features two spacious reception rooms, providing flexible space for relaxing, entertaining, or working from home. At the heart of the home is a brand-new, contemporary kitchen, finished to a high standard with modern fittings and ample storage.

Upstairs, there are three well-proportioned bedrooms, complemented by a family bathroom, while the layout offers practical and versatile accommodation for families, couples, or professionals. Enjoy lovely open views to the front that create a wonderful sense of space and tranquillity, adding to the property's appeal. Situated in a quiet cul-de-sac, the home benefits from a peaceful location while remaining conveniently close to local amenities, schools, and transport links.

Combining modern updates with an enviable setting, this is a move-in-ready home that offers comfort, style, and a fantastic lifestyle opportunity.

In brief, the light and airy accommodation affords: Entrance porch, hallway, lounge with open archway to dining room, newly fitted kitchen with high quality integral appliances and sun room to the ground floor with three bedrooms and shower room to the first floor. Externally the property benefits from front and rear gardens. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.



LINKS AVENUE, RHOS ON SEA



Location-The property is situated in a most convenient location close to a variety of local schools, restaurants and is near a bus route and main railway line. Just a stones throw away from Rhos On Sea Promenade, and the many cafes, shops and leisure facilities that Rhos On Sea has to offer. Located near Llandudno and Colwyn Bay, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood in Rhos On Sea holds a real sense of community, with several regular events held nearby, and fantastic walks right from its doorstep.

Tenure- Freehold

Council Tax Band- C as on voa.gov.uk

Accommodation

Ground Floor

Entrance Porch

Tiled flooring, door gives access to hallway

Hallway

Radiator, stairs to first floor.

Lounge (12'1" x 11'10" 3.68m x 3.60)

Double glazed bay window to front aspect with a fantastic outlook over the front garden and on to views beyond, radiator, feature alcove, coving to ceiling, ceiling rose, television point.



LINKS AVENUE, RHOS ON SEA



Dining Room (13'11" x 11'5" 4.24m x 3.48)

Double glazed window to rear in to sun room, coving to ceiling, ceiling rose, under stairs storage cupboard.

Kitchen (15'9" x 6'10" 4.80m x 2.08 maximum)

Newly fitted with a range of wall and base units with modern, complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, high quality integral appliances including oven, four ring hob and extractor over, fridge/ freezer and washing machine, two double glazed windows to side aspects.

Sun Room

Door accessing rear garden.

First Floor

Landing

Access to bedrooms and shower room.

Bedroom 1 (12'8" x 11'7" 3.86m x 3.53)

Double glazed window to front aspect enjoying views over the golf course, extending to the Little Orme and Penrhynside, radiator, picture rail, telephone point, fitted wardrobe and drawer storage.



LINKS AVENUE, RHOS ON SEA



Bedroom 2 (11'5" x 11'5" 3.48m x 3.48)

Double glazed window to rear aspect, radiator, fitted wardrobe storage, loft access.

Bedroom 3 (9'2" x 6'5" 2.79m x 1.95)

Double glazed window to front aspect with far reaching views telephone point, radiator.

Shower Room (6'10" x 6'3" 2.08m x 1.90)

Double glazed obscure glass window to rear aspect, corner shower enclosure, low level flush w.c, vanity wash hand basin with storage under, range of fitted cupboards, inset spotlights, heated towel rail, extractor fan, tiled walls, tiled flooring.

Externally

Front

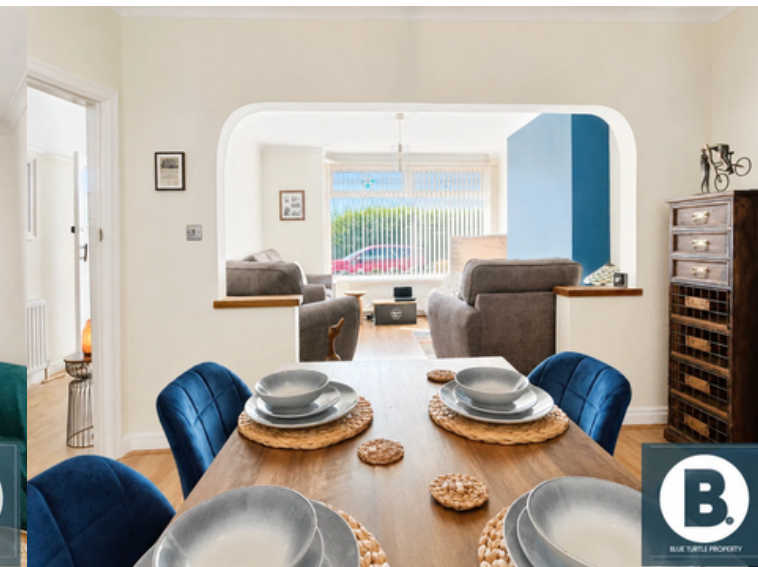
Low maintenance garden to front with fenced boundaries and secure gated access.

Rear

Low maintenance rear garden with ideal patio seating areas, fenced boundaries and rear gated access.



LINKS AVENUE, RHOS ON SEA





LINKS AVENUE, RHOS ON SEA



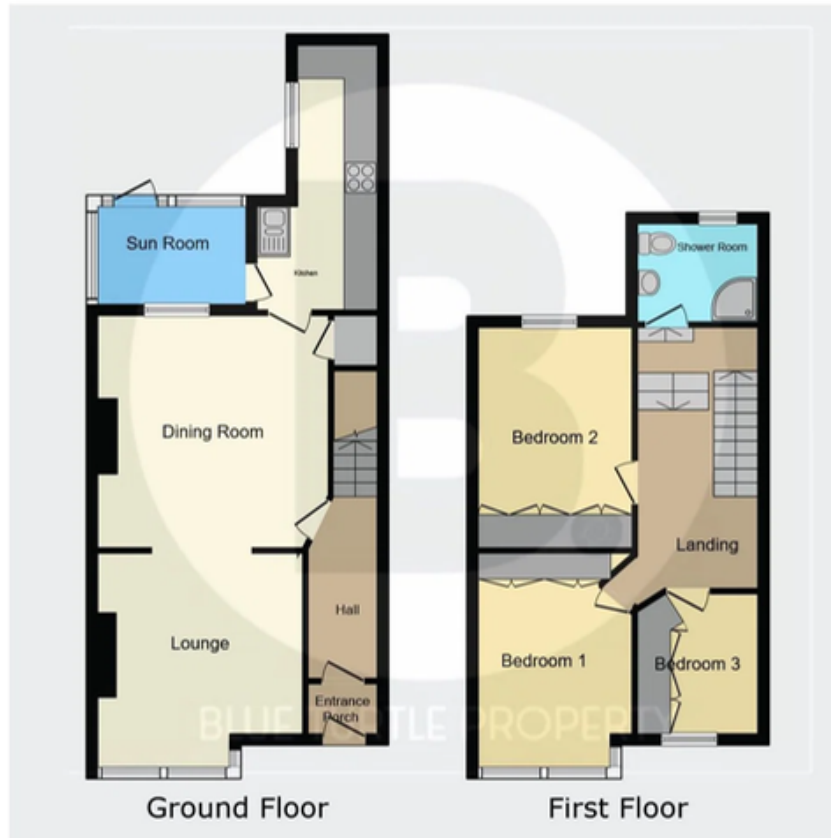


LINKS AVENUE, RHOS ON SEA





LINKS AVENUE, RHOS ON SEA



Total floor area: 97.3 sq.m. (1,047 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





LINKS AVENUE, RHOS ON SEA



SERVICES/ DISCLAIMER-

MAINS WATER, GAS, 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.