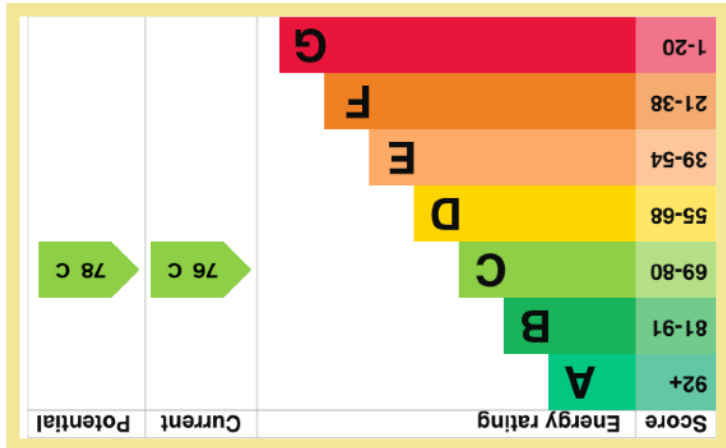


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



17 The Orchard
 Rhos on Sea
 Conwy
 LL28 4ES

PURPOSE BUILT TWO BEDROOM FIRST FLOOR APARTMENT IN A WELL MAINTAINED DEVELOPMENT. SITUATED IN A QUIET CUL-DE-SAC WITH OFF-ROAD PARKING

Description

This two bedroom first floor apartment is situated in a well-maintained development, in a quiet cul-de-sac. Close to the local amenities of Rhos on Sea.

A short drive from both Llandudno & Colwyn Bay.

The apartment benefits from off-road parking to the front.

With the well-planned apartment comprising of:- Own private front door, stairs leading up to the 1st floor, good-sized lounge/diner opening into the kitchen, two double bedrooms and bathroom.

Gas central heating & UPVC double glazed windows throughout.

Viewing is recommended to appreciate the spacious apartment and it's convenient location.

- ✓ PURPOSE-BUILT TWO BEDROOM 1ST FLOOR APARTMENT
- ✓ OFF-ROAD PARKING
- ✓ SITUATED IN A QUIET CUL-DE-SAC
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ PART OF A WELL-MAINTAINED DEVELOPMENT
- ✓ NO CHAIN
- ✓ LEASEHOLD

Lounge/Diner

13' 4" x 11' 3" (4.06m x 3.43m)



Kitchen

12' 11" x 7' 10" (3.94m x 2.39m)



Bedroom One

10' 1" x 9' (3.07m x 2.74m)



Bedroom Two

9' 6" x 9' (2.89m x 2.74m)



Bathroom

7' 4" x 4' 9" (2.23m x 1.44m)



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 three 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.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, at the crossroads turn left onto Church Road, proceed to the T Junction turn left, left again onto The Orchard where No 17 can be found on the right hand side.

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

Energy Performance Rating Band: TBC

Tenure: Leasehold. NB:-THE APARTMENT IS LEASEHOLD

SERVICE CHARGE:£284 PER QUARTER

GROUND RENT:£150 PER ANNUM

BUILDINGS INSURANCE:£324.64 PER ANNUM (SHARED

WITH NO:18)

2 Bedroom First Floor Apartment

17 The Orchard
Rhos on Sea
Conwy
LL28 4ES

£165,000

Reference Number:RP4256
8/4/2026

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

