

enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 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 arrangements.

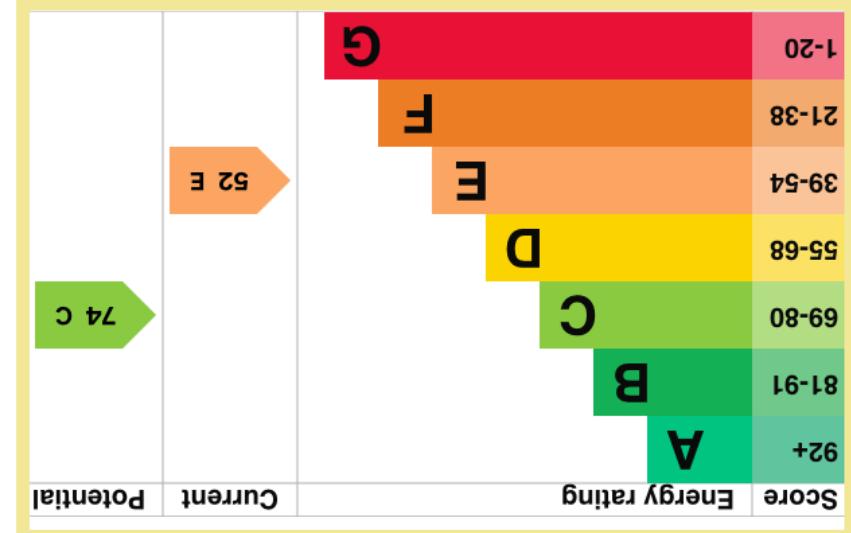
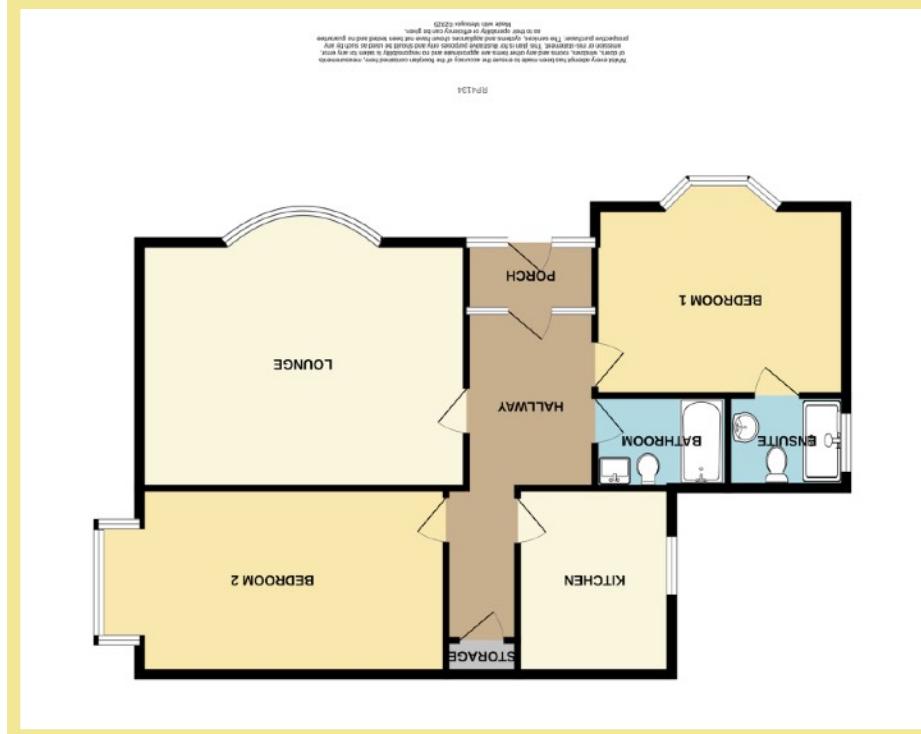
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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 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 been tested (unless otherwise stated) and no warranty can be given as to their condition.

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Flat 1, 38 Llannerch Road West
Rhos on Sea
LL28 4AS

Beautifully Presented Two Bedroom Ground Floor Apartment With Off Road Parking In A Highly Desirable Residential Area

Description

This two bedroom ground floor apartment is a beautifully presented modern space, yet maintains many traditional original features, such as:-
High ceilings with coving.
One of four apartments in a well maintained building of character and situated in the highly desirable residential area of Rhos on Sea. Close to local shops, the promenade & beach. A short drive from both Colwyn Bay and Llandudno.
Outside to the front there is off-road parking for 2 vehicles, tree-lined garden area and communal drying area at the rear.
The apartment comprises of:- Main front door entrance through the porch then through the beautiful original stained glass door, hallway, light & spacious lounge/diner with bay window to the front, modern fitted kitchen, master bedroom with ensuite shower room, 2nd double bedroom with box bay window and modern bathroom. The apartment benefits from gas central heating and UPVC double glazed windows.
Early viewing is recommended to appreciate this spacious apartment and it's convenient location.

- ✓ SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ OFF-ROAD PARKING AND GARDEN AREA
- ✓ RETAINING MANY ORIGINAL FEATURES
- ✓ DESIRABLE RESIDENTIAL AREA
- ✓ CLOSE TO LOCAL AMENITIES

Hallway

5.72m x 2.21m (18'9" x 7'3")

Lounge/Diner

5.64m x 4.24m (18'6" x 13'11")



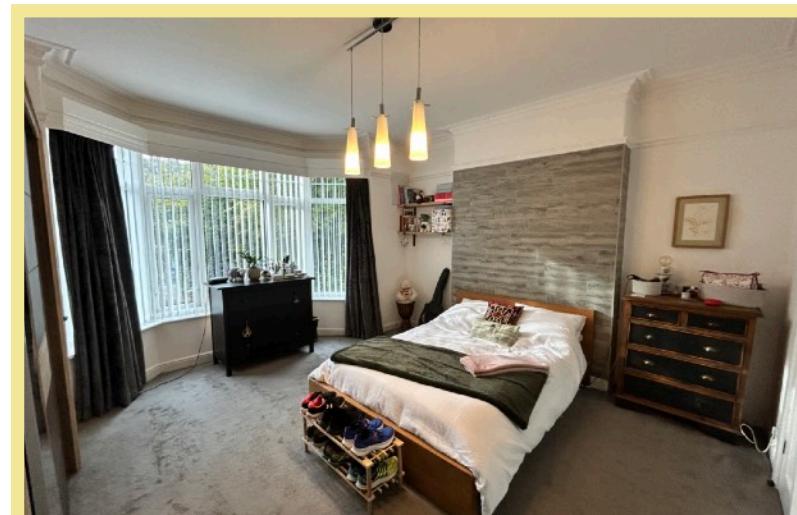
Kitchen

2.66m x 2.41m (8'9" x 7'11")



Master Bedroom

5.34m x 3.22m (17'6" x 10'7")



Ensuite

2.03m x 1.40m (6'8" x 4'7")

Bedroom Two

5.34m x 3.22m (17'6" x 10'7")

Bathroom

2.26m x 1.52m (7'5" x 5'0")



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 Colwyn Bay and Llandudno are approximately one and three miles 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 right onto the promenade, take the second right turn onto Cayley Promenade, turn right onto Whitehall Road, follow this road to the roundabout, take the second exit, then first right onto Llannerch Road West.

Council Tax Band: "C" (provided on www.voa.gov.uk)
Energy Performance Rating Band E

NB: THE APARTMENT IS LEASEHOLD ON A 999 YEAR LEASE FROM 1992
MAINTENANCE FEES:-£ 316.25 APPROXIMATELY PER ANUM
INCLUDES:-BUILDING INSURANCE, GARDEN MAINTENANCE

Two Bedroom Ground Floor Apartment

Flat 1, 38 Llannerch Road West
Rhos on Sea
LL28 4AS

£189,950

Reference Number:RP4134
27/10/25

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:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

