



MAULDETH ROAD, RHOS ON SEA, COLWYN BAY, LL28 4RT

OFFERS IN THE REGION OF  
£210,000



# MAULDETH ROAD, RHOS ON SEA



Blue Turtle Property are delighted to offer for sale this charming and beautiful seaside apartment with NO ONWARD CHAIN. Immaculately presented throughout, this two bedroom, 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.

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

In brief, this well-proportioned apartment comprises of a welcoming entrance hallway, a large spacious lounge with bay window. There are two good sized double bedrooms offering light and airy accommodation, and a three piece bathroom. At the rear of the home is the impressive kitchen being fully fitted with built in oven and hob and plenty of storage which leads out to the private rear garden, providing an idyllic space, having recently been renovated.







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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- C on [voa.gov.uk](http://voa.gov.uk)



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## Ground floor:

Private Entrance - UPVC door leading in.

Hallway (5.5m x 1.2m)- Wooden flooring, radiator, doors leading to:

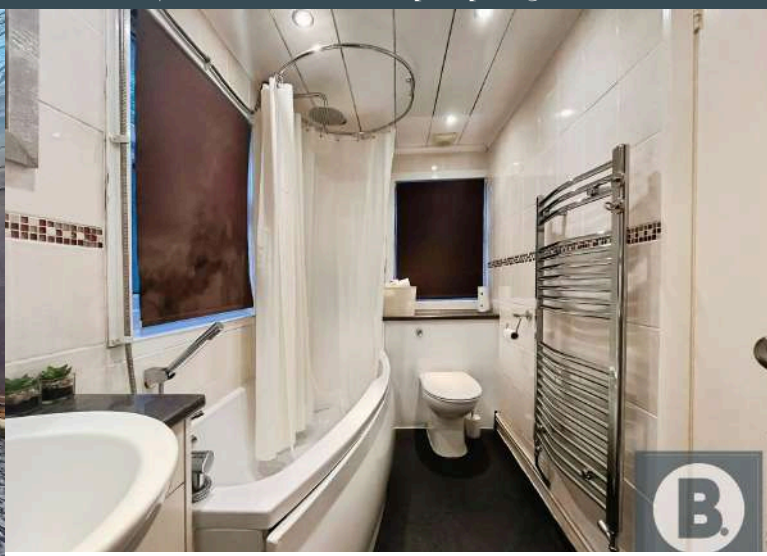
Bathroom (2.8m x 1.5m)- Three piece white suite comprising of bath with over head shower ,sink, W.C and storage ,tiled walls, extractor fan, wash hand basin with storage under, low level flush w.c, window to rear and side.

Kitchen (3.6m x 2.9m)- Built in appliances including: Dishwasher, fridge, freezer, oven ,hob and extractor fan, cupboard housing gas central heating boiler, window to rear and access to back garden.

Lounge (5.9m x 3.8m)- Feature fireplace, large bay window, radiator , carpeted.

Bedroom 1(4.7m x 4.0m: Large double room, large bay window to the front, radiator, carpeted.

Bedroom 2 (3.7m x 2.3m): Large double room, electrical sockets, window to rear, built in fitted storage cupboards, carpeted.



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## Externally-

Low maintenance garden with private and secure gated area. Suitable for seating barbecues and gardening.

## Annual costs-

Peppercorn ground rent.

(Any work that needs doing will be split equally two ways as and when needed)



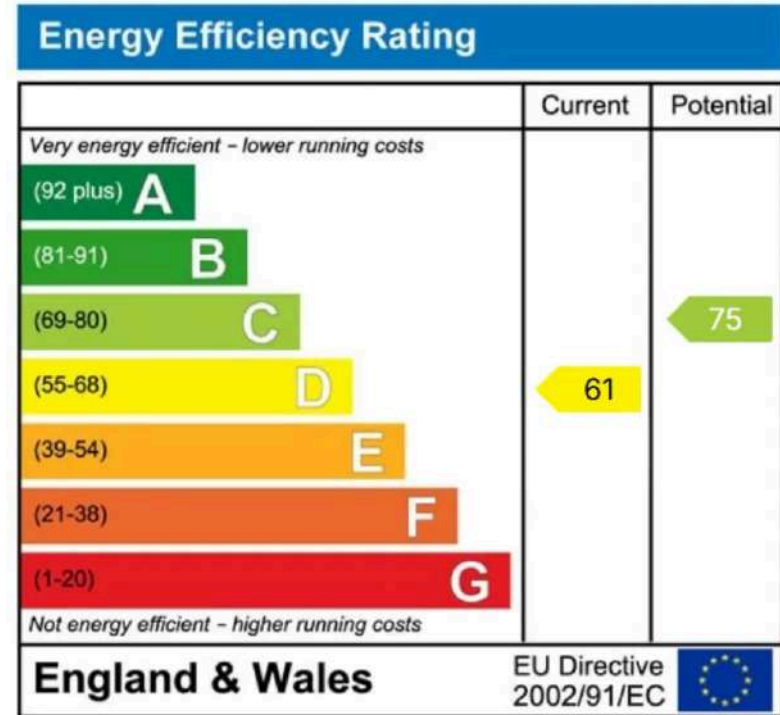


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Total floor area: 66.4 sq.m. (715 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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 new Propertyplan.co.uk







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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.