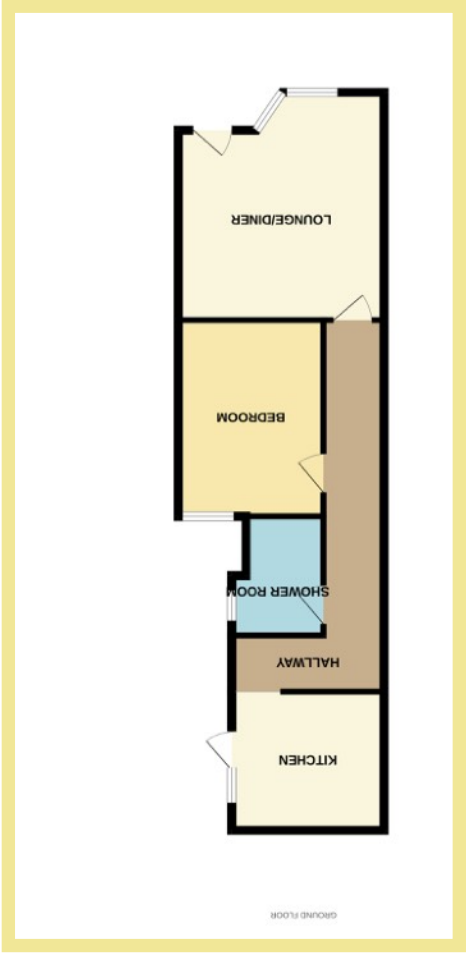


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



3a Granville Terrace
Rhuddlan Road
Abergele
LL22 7HH



Well Presented One Bedroom Ground Floor Apartment Situated Close To Local Amenities

Description

A well presented one bedroom ground floor apartment benefiting from a small garden and in situated close to the local amenities of Abergele. The property benefits from UPVC double glazing, gas CH and viewing is highly recommended to appreciate the presentation throughout, modern kitchen and shower room and location to town centre.

The accommodation briefly comprises, lounge/ diner with feature bay window, internal hallway, modern fitted white gloss kitchen with integrated hob and oven, with metro tiled splash backs, double bedroom and a modern contemporary shower room.

Outside to the rear is a small garden benefitting from fenced borders and laid to chippings for low maintenance.

- ✓ WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ SMALL GARDEN TO THE REAR

Lounge

14'9" x 13'4" (4.50m x 4.06m)



Kitchen

8'4" x 8'2" (2.54m x 2.49m)



Bathroom

9'5" x 5'0" (2.87m x 1.52m)



Bedroom

12'9" x 9'0" (3.89m x 2.74m)



Location

Situated in the town of Abergele. The larger resort town of Rhyl with its local shops and amenities is approximately 5-mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight across at the roundabout and join the A55 in the direction of Chester, leave the A55 at the junction signposted Abergele near McDonalds, proceed around the roundabout towards the town centre where the property can be found on the left hand side opposite the school.

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

Energy Performance Rating Band C
Apartment is leasehold
New 999 year lease to be issued on completion

1 Bedroom
Ground Floor
Apartment
3a Granville Terrace
Rhuddlan Road
Abergele
LL22 7HH

£69,950

Reference Number:RP3848
5/02/26

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		