

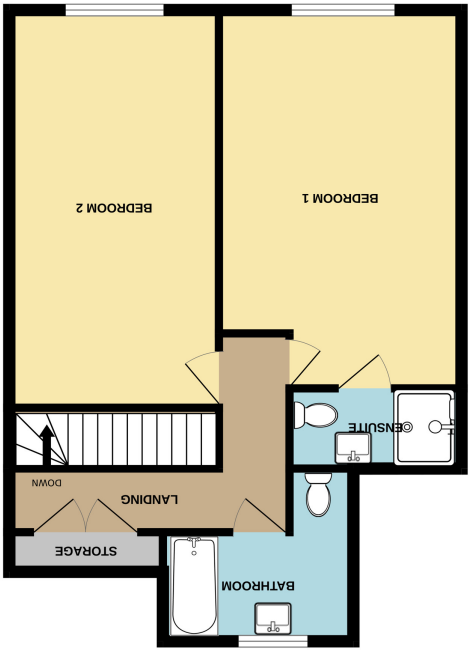
www.fletcherpoole.com

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.

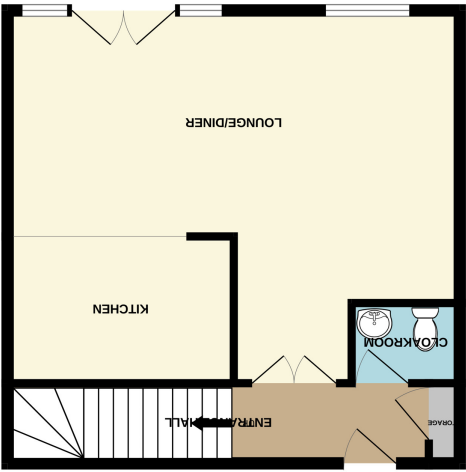


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

RP4377



1ST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A	82 B	82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Apt 24, Marine View
Marine Road
Rhos on Sea
Conwy
LL28 4BN



TWO BEDROOM 3RD FLOOR DUPLEX APARTMENT WITH SEA VIEWS AND OFF-ROAD PARKING

Description

Apartment 24 is a beautifully presented two bedroom 3rd floor duplex apartment with sea views and allocated off-road parking space. Situated steps away from the promenade & beach. Walking distance to the local shops, cafes & restaurants in Rhos on Sea and Colwyn Bay. Set within the well-managed & maintained “Marine View” development with secure communal entrance and a lift & stairs to all floors. The apartment comprises of:- Entrance hallway with cloakroom and built-in storage cupboard, large open-plan lounge/kitchen/diner with integrated appliances to include:- NEFF oven, gas hob, extractor, dishwasher and fridge-freezer. Juliette balcony with far reaching sea views. Stairs in the entrance hall lead to the upper floor where you will find the master bedroom with en-suite shower room, 2nd double bedroom-both bedrooms have Velux windows which enjoy the sea views. There is also a good-sized bathroom on this floor and a built-in storage cupboard on the landing. The apartment benefits from gas central heating & UPVC double-glazed windows throughout. Viewing is highly recommended to appreciate the spacious open-plan layout, sea views and great location.

- ✓ SPACIOUS TWO BEDROOM 3RD FLOOR DUPLEX APARTMENT
- ✓ SEA VIEWS
- ✓ OFF-ROAD PARKING
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO RHOS ON SEA WITH IT’S LOCAL SHOPS, CAFES & RESTAURANTS
- ✓ NO CHAIN
- ✓ LEASEHOLD

Lounge/Diner

21’ 6” x 18’ 3” (6.57m x 5.56m)



Kitchen

9’ 10” x 7’ 1” (3m x 2.15m)



Cloakroom

5’ 2” x 3’ 11” (1.57m x 1.19m)

Bedroom One

18’ 2” x 11’ 4” (5.54m x 3.45m)



Ensuite

7’ 5” x 3’ 9” (2.25m x 1.14m)

Bedroom Two

19’ x 9’ 10” (5.79m x 3m)



Bathroom

8’ 6” x 8’ 2” (2.60m x 2.48m)

Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe’s. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade, continue along the promenade for just under one mile, where Marine View Apartments can be located on the right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Performance Rating Band: B
Tenure: Leasehold. NB:-THE APARTMENT IS LEASEHOLD ON A 999 YEAR LEASE FROM 2007
SERVICE CHARGE:-£1628.70 P/A
GROUND RENT:-£150 P/A

2 Bedroom, 3rd Floor Duplex Apartment

Apt 24, Marine View
Marine Road
Rhos on Sea
Conwy
LL28 4BN

£299,950

Reference Number:RP4377
30/07/26

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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

