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www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	76 C



12 Woodlea Gardens
 Ebbertston Road West
 Rhos On Sea
 Conwy
 LL28 4AP

WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH GARAGE & OFF-ROAD PARKING. SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

Description

A well appointed two bedroom first floor apartment, set in 1.5 acres of landscaped gardens and grounds. Being 1 of only 18 apartments in the well-managed & maintained "Woodlea Gardens" development, in a quiet leafy residential area.

Close to the local amenities of both Colwyn Bay & Rhos on Sea.

The apartment comprises of:- Secure communal entrance to 4 apartments, stairs to the first floor, hallway, shower room, two double bedrooms-one with a range of fitted wardrobes, bathroom with potential for underfloor heating, kitchen and light & spacious lounge/diner with Juliette balcony.

The apartment also benefits from UPVC double glazed windows, gas central heating, garage & off-road parking. Early viewing is highly recommended to appreciate this spacious apartment and it's quiet, yet convenient location.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ PART OF A WELL-MAINTAINED & MANAGED DEVELOPMENT
- ✓ GARAGE
- ✓ OFF-ROAD PARKING
- ✓ SET IN LANDSCAPED GARDENS
- ✓ SITUATED IN A QUIET, SOUGHT AFTER RESIDENTIAL AREA
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ LEASEHOLD

Lounge/Diner

25' 5" x 8' 10" (7.75m x 2.70m)



Kitchen

9' 10" x 8' (3.00m x 2.44m)



Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)



Shower Room

6' 4" x 5' 10" (1.92m x 1.78m)



Bedroom Two

12' 5" x 10' (3.78m x 3.05m)



Bathroom

6' 6" x 5' 3" (1.99m x 1.59m)



Location

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and take the second turning right onto Cayley Promenade, turn right onto Whitehall Road, continue to the roundabout, take the fourth exit onto Ebberston Road West, where Woodlea Gardens can be located on the right hand side.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and take the second turning right onto Cayley Promenade, turn right onto Whitehall Road, continue to the roundabout, take the fourth exit onto Ebberston Road West, where Woodlea Gardens can be located on the right hand side.

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

Energy Performance Rating Band: E

Tenure: Leasehold. THE APARTMENT IS LEASEHOLD- ON A 999 YEAR LEASE WITH A 1/18 SHARE OF THE FREEHOLD.

SERVICE CHARGES:-£935 TWICE YEARLY INCLUDES:-MAINTENANCE OF THE COMMUNAL AREAS

2 Bedroom First Floor Apartment

12 Woodlea Gardens
Ebberston Road West
Rhos On Sea
Conwy
LL28 4AP

£199,950

Reference Number:RP4229
27/3/26

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

