



FLAT 5, NEWTON MOUNT, ABBEY ROAD, RHOS ON SEA, COLWYN BAY, LL28 4NP OFFERS OVER £170,000



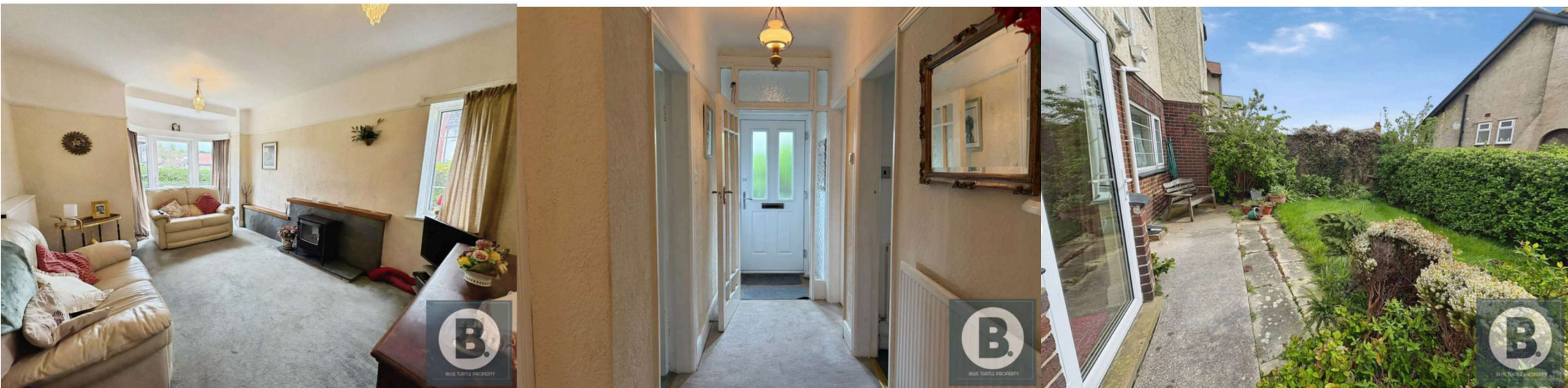
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BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer for sale this well-presented and surprisingly spacious two-bedroom ground-floor apartment with no onward chain. Immaculately maintained throughout, the property offers a generous reception room with a bay window including a patio door opening onto the garden, a modern bathroom with both bath and shower, and two well-proportioned double bedrooms, creating a comfortable and practical home. Further benefits include a large garage that provides excellent additional space and its own private entrance, enhancing both convenience and privacy. Viewing is essential to appreciate the space on offer, excellent condition, and versatile features this property provides.

In brief, the well-presented accommodation affords: a private side entrance leading into a hallway, a spacious reception room with patio doors to the garden, a kitchen area, two well-proportioned double bedrooms, and a modern bathroom with a separate bath and shower. The property further benefits from a large garage, garden space, gas central heating, and UPVC double glazing throughout.





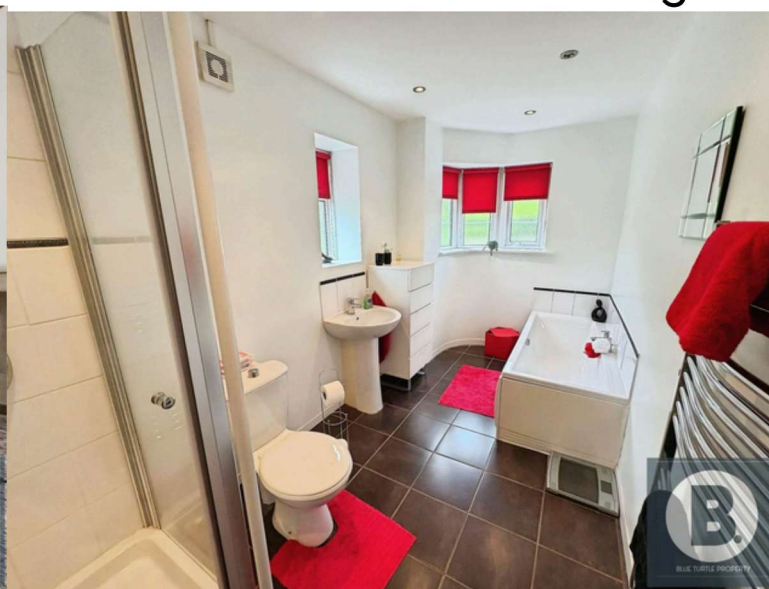
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Location-The property is situated in a most convenient location close to a variety of local schools, restaurants, and is near a bus route and main railway line. Just a stone's throw away from Rhos on Sea Promenade, and the many cafes, shops, and leisure facilities that Rhos on Sea has to offer. Located near Llandudno and Colwyn Bay, it 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- Leasehold

Council Tax Band- C as on voa.gov.uk





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Ground Floor Approximate Measurements:

Private Porch (0.9m x 1.2m / 2'11" x 3'11")

Private entrance porch with door leading into the main hallway.

Hallway (6.8m x 1.5m / 22'4" x 4'11")

Spacious hallway with a radiator to the side, providing access to all rooms.

Living Room (3.4m x 3.7m / 11'2" x 12'2")

Bright reception room featuring a bay window and patio door leading out to the garden. Radiator to the side.

Bathroom (4.0m x 1.9m / 13'1" x 6'3")

Fitted with a low-level flush WC, bath, and separate shower. Hand-wash basin and heated towel rail.

Kitchen (3.9m x 2.5m / 12'10" x 8'2")

Fitted with a range of wall and base units with complementary work surfaces, with an integrated sink and gas stove. Window to the front aspect. With a wall-mounted gas central heating boiler.

Bedroom One (3.2m x 4.03m / 10'6" x 13'3")

Double bedroom with a window to the side aspect, a radiator, and a built-in wardrobe.

Bedroom Two (4.2m x 3.1m / 13'9" x 10'2")

Good-sized bedroom with a window overlooking the garden and a radiator positioned beneath.

Storage Room (2.0m x 1.1m / 6'7" x 3'7")

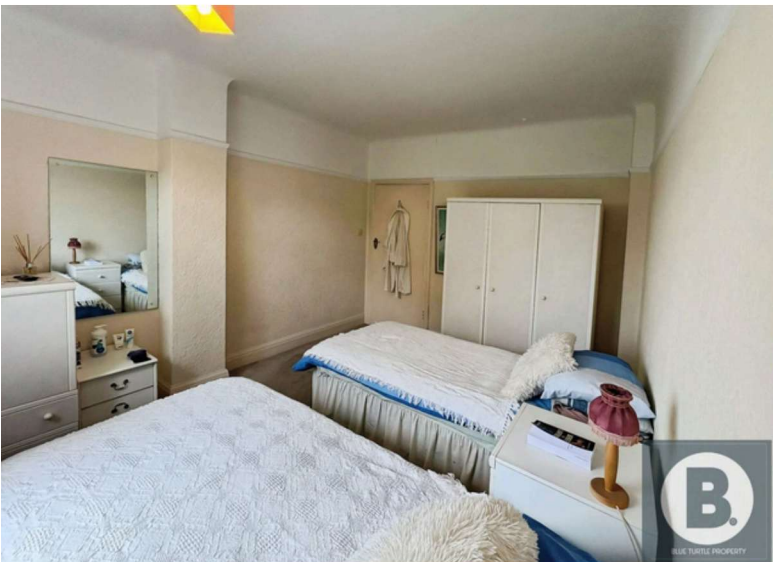
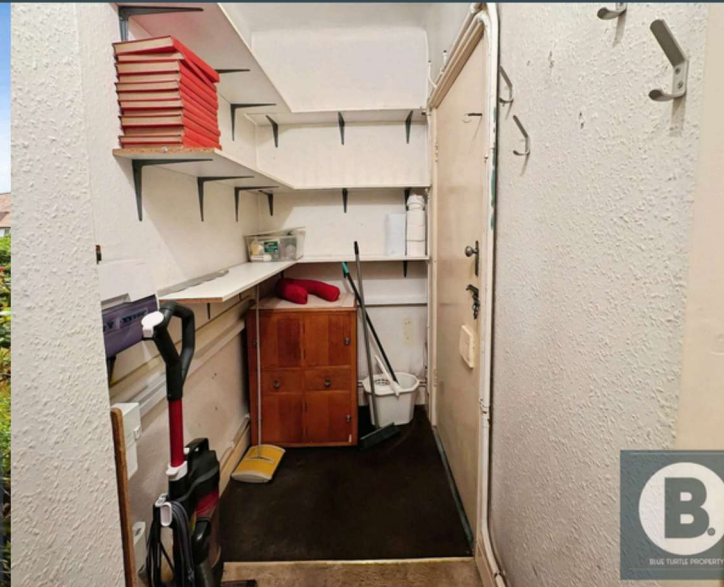
Useful storage space housing the electric box, with a door leading to the outside hallway towards the garage.

Garage (L-Shaped – Approx. 22m² / 237 sq ft)

Large L-shaped garage offering generous storage or parking spaces with a side road leading to it.



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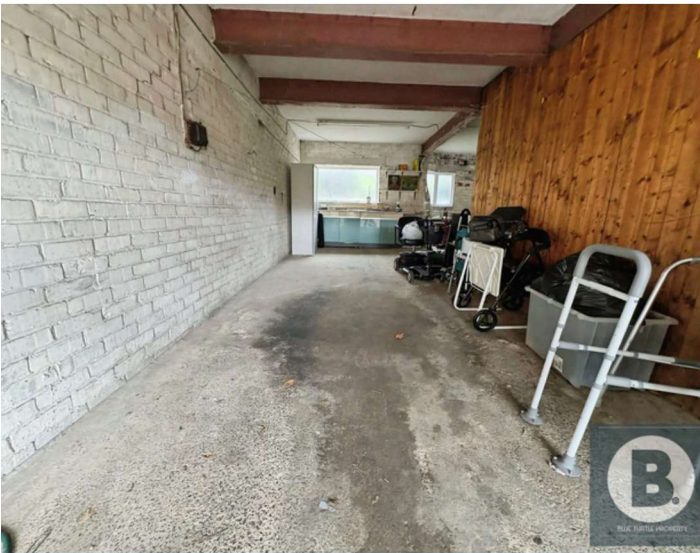
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Externally

Side - Private gated access with a walkway leading to the entrance door. There is also space for bins and external storage along the side.

Rear - Generous garden space with a mix of bushes and flowerbeds, offering a pleasant and established feel. The garden wraps partly around the property, providing additional outdoor space and privacy.





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SERVICES/ DISCLAIMER-

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Floor Plan

Total floor area: 121.7 sq.m. (1,310 sq.ft.)

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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 www.Propertybox.io

