

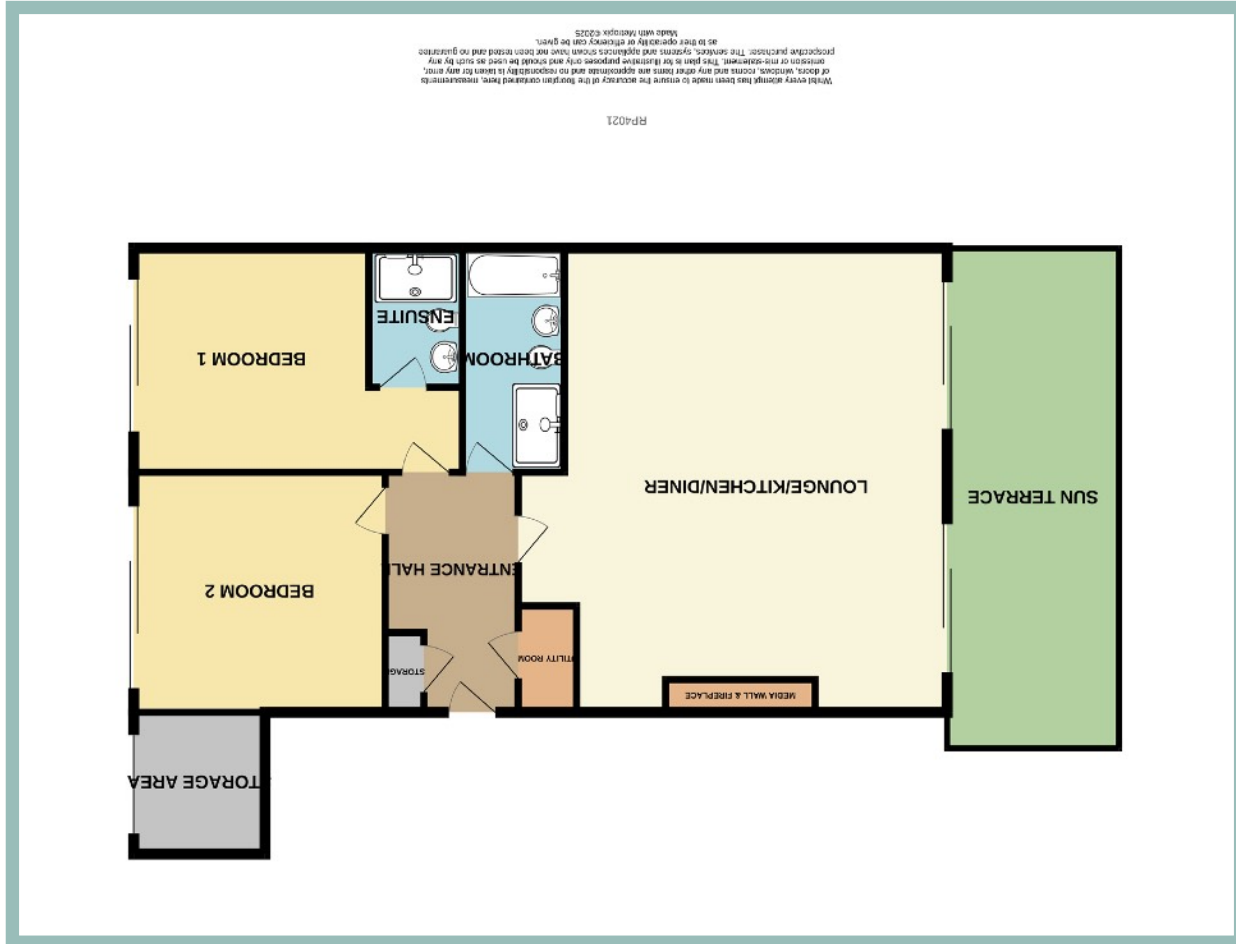
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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

Fletcher & Poole
DIAMOND COLLECTION



**Apt.1, Madoc Cove
179 Marine Drive
Rhos on Sea
LL28 4LA**



Exclusively Designed Two Bedroom Ground Floor Apartment With Private Landscaped Garden, Large Terrace With Views Over The Golf Course & Mountains Beyond With 2 Allocated Parking Spaces

Description

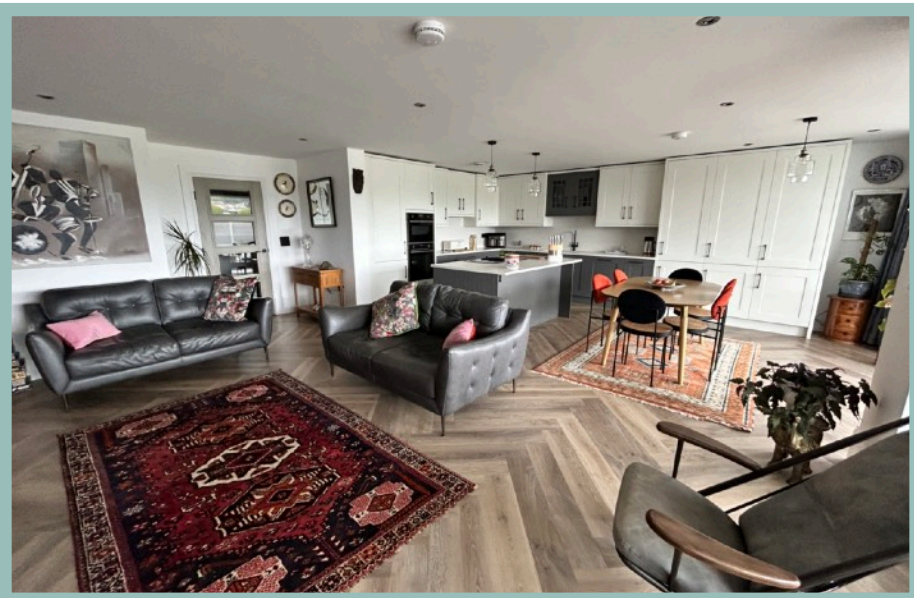
Apartment 1 Madoc Cove is part of an exclusive collection of 12 individually designed luxury apartments. Set in a prime position overlooking the Little Orme, promenade & beach in the highly desirable area of Rhos on Sea with its local shops, cafes, restaurants & other amenities. Next to the golf course and a short drive to both Llandudno & Colwyn Bay. With a landscaped, lawned private garden to the front, paved patio terrace and storage area with full power and electric doors.

To the rear the large covered terrace with overhead lighting and glass balustrade is paved with views over the golf course to the mountains beyond. A perfect place for outside dining & entertaining. The open plan lounge/kitchen/diner is a contemporary living space with a designer kitchen, large island, quartz counter tops, under & over led lighting, HOT WATER TAP, fully integrated NEFF appliances to include:- Fridge freezer, oven, microwave, dishwasher and induction hob. A fabulous media wall with feature flame effect electric fireplace, dual aspect floor to ceiling sliding doors lead out onto the terrace. Both bedrooms have the floor to ceiling sliding doors out onto the front garden with the master bedroom benefitting from a contemporary ensuite shower room, 2nd bedroom is also a double and bathroom with bath and separate walk-in shower, utility space and storage cupboard in the spacious hallway.

The apartment benefits from 2 allocated off road parking spaces at the rear, Secure video entry system, fully zoned underfloor heating, heating and hot water provided by an energy efficient gas boiler, energy efficient LED lighting in all rooms, premium double glazed powder coated aluminium windows and doors throughout.

Viewing is highly recommended to appreciate this exclusively designed apartment and its desirable location.

- ✓ EXCLUSIVELY DESIGNED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ LARGE COVERED TERRACE WITH VIEWS OVER THE GOLF COURSE & MOUNTAINS BEYOND AT THE REAR
- ✓ PRIVATE LANDSCAPED GARDEN AT THE FRONT WITH STORAGE AREA
- ✓ 2 ALLOCATED OFF ROAD PARKING SPACES
- ✓ DESIGNER KITCHEN
- ✓ PRIME POSITION ACROSS FROM THE PROMENADE & BEACH
- ✓ HIGHLY DESIRABLE LOCATION



2 Bedroom Ground Floor Apartment

Apt.1, Madoc Cove
179 Marine Drive
Rhos on Sea
LL28 4LA

£419,995

Reference Number: RP4300
13/05/026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

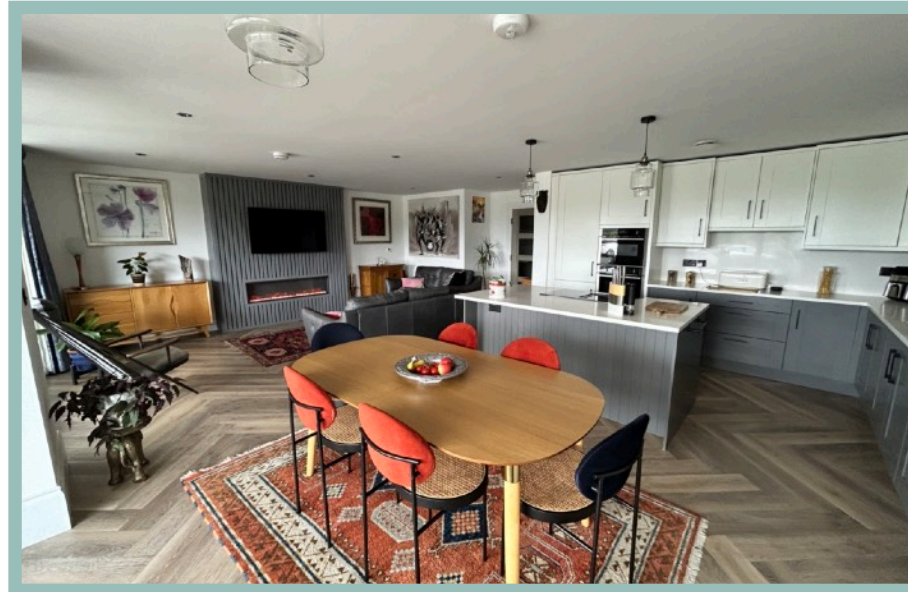
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
m
web: www.fletcherpoole.com





2 Bedroom Ground Floor Apartment

Apt.1, Madoc Cove
179 Marine Drive
Rhos on Sea
LL28 4LA

£419,995

Reference Number: RP4300
13/05/26

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Hallway

3.91m x 2.48m (12'10" x 8'2")

Lounge/Kitchen/Diner

7.74m x 6.26m (25'5" x 20'6")

Utility Space

1.73m x 0.94m (5'8" x 3'1")

Bedroom One

5.96m x 3.84m (19'7" x 12'7")

Ensuite

2.44m x 2.28m (8'0" x 7'6")

Bedroom Two

4.06m x 3.90m (13'4" x 12'10")

Bathroom

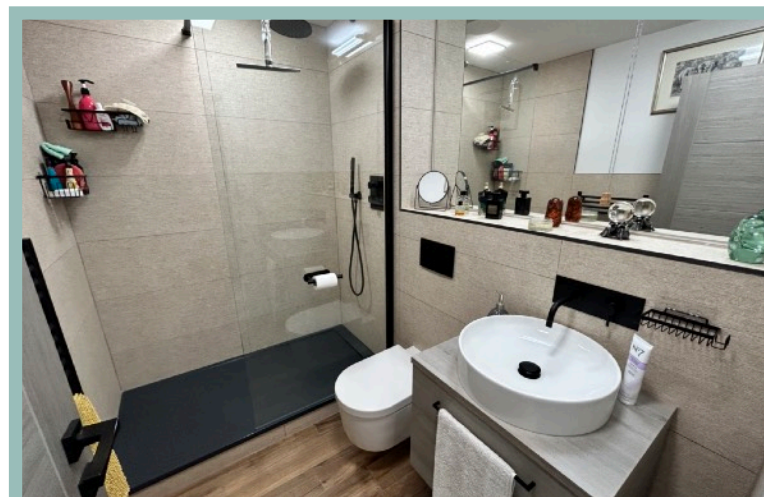
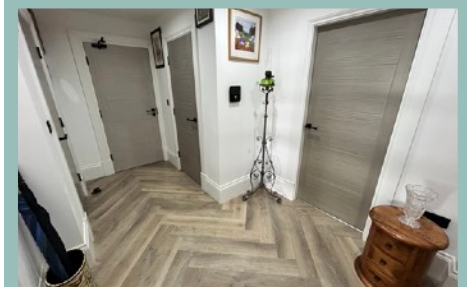
3.69m x 1.67m (12'1" x 5'6")

Covered Terrace

8.20m x 2.81m (26'11" x 9'3")

Storage Area

2.31m x 2.16m (7'7" x 7'1")



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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 left onto the Promenade, continue along Marine Drive passing the Rhos Fynach Public House on the left, the Madoc Cove Apartments can be found on the left hand side.

Council Tax Band: "E" (provided on voa.gov.uk)
Energy Performance Rating Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

