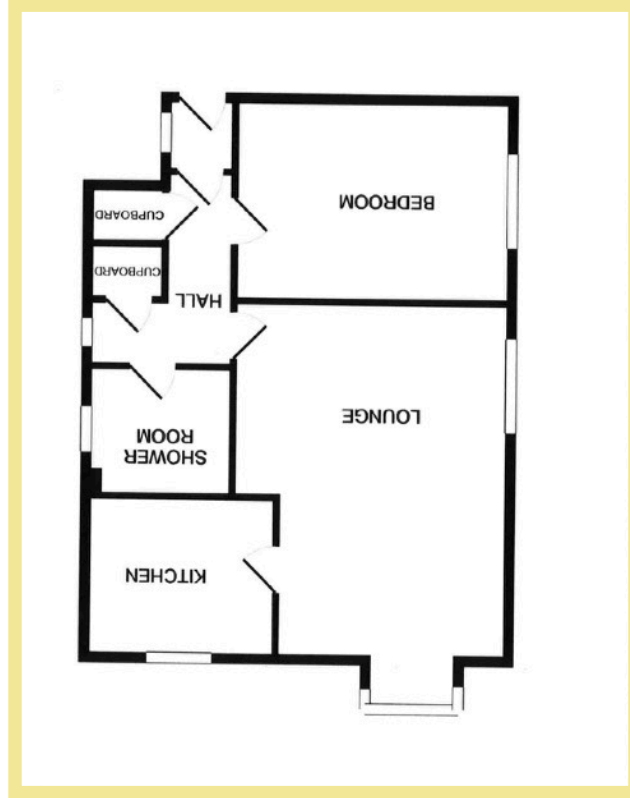


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

[www.fletcherpoole.com](http://www.fletcherpoole.com)

F&P Fletcher & Poole



Apt.10, Conwy Garth  
Trillo Avenue  
Rhos On Sea  
LL28 4NS

# One Bedroom Ground Floor Apartment Situated In A Convenient Location

## Description

A purpose built one bedroom ground floor apartment, situated within walking distance to the promenade and Rhos on Sea village. Part of a well maintained development the apartment comprises entrance porch, hallway, two storage cupboards, lounge/diner which looks out to the communal gardens and leads into the kitchen, one double bedroom and shower room. The property benefits from an allocated parking space. It is well worth viewing to appreciate the development and location.

- ✓ ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ WELL MAINTAINED DEVELOPMENT
- ✓ SITTING WITHIN WALKING DISTANCE OF THE PROMENADE & RHOS ON SEA VILLAGE
- ✓ WORTH VIEWING TO APPRECIATE THE LOCATION
- ✓ ALLOCATED PARKING SPACE

## Hall

2.51m x 2.01m (8'3" x 6'7")

## Lounge

5.59m x 3.80m (18'4" x 12'6")



## Kitchen

2.58m x 2.27m (8'6" x 7'6")



## Bedroom

3.83m x 2.88m (12'7" x 9'5")



## Shower Room

2.01m x 1.68m (6'7" x 5'6")



## Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and 1 mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston

## Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade, take the third left turn onto Trillo Avenue.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band C

Service charge is £190 per quarter to include the maintenance of the communal grounds, window cleaning, integral hallway and buildings insurance

1 Bedroom  
Ground Floor  
Apartment

Apt.10 Conwy Garth  
Trillo Avenue  
Rhos On Sea  
LL28 4NS

**£89,950**

Reference Number: RP2373  
9/9/20

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](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

