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Fletcher & Poole



35a Rhos Road
Rhos on Sea
LL28 4RS

RHOS ROAD

Two Bedroom First Floor Apartment Situated In The Centre Of Rhos on Sea

2 Bedroom
First floor Apartment

35a Rhos Road
Rhos On Sea
LL28 4RS

£119,950

NO CHAIN

Reference Number: RP3540
28/03/24

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
web: www.fletcherpoole.com

Description

This two bedroom first floor flat is situated in the centre of Rhos on Sea, walking distance to the promenade and beach.

In brief the accommodation comprises of:

Communal entrance porch with own private front door, stairs lead up to the first floor.

Large, light lounge with bay window and far reaching sea views, kitchen, two bedrooms, bathroom and separate w.c.

The flat benefits from UPVC double glazing and gas central heating throughout.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA
- ✓ WALKING DISTANCE TO THE PROMENADE & BEACH
- ✓ LIGHT AND SPACIOUS LOUNGE WITH BAY WINDOW
- ✓ NO CHAIN

Lounge

4.12m x 3.23m (13'6" x 10'7")



Kitchen

3.27m x 2.88m (10'9" x 9'5")



W.C.

1.44m x 0.86m (4'9" x 2'10")

Bedroom One

4.08m x 3.63m (13'5" x 11'11")

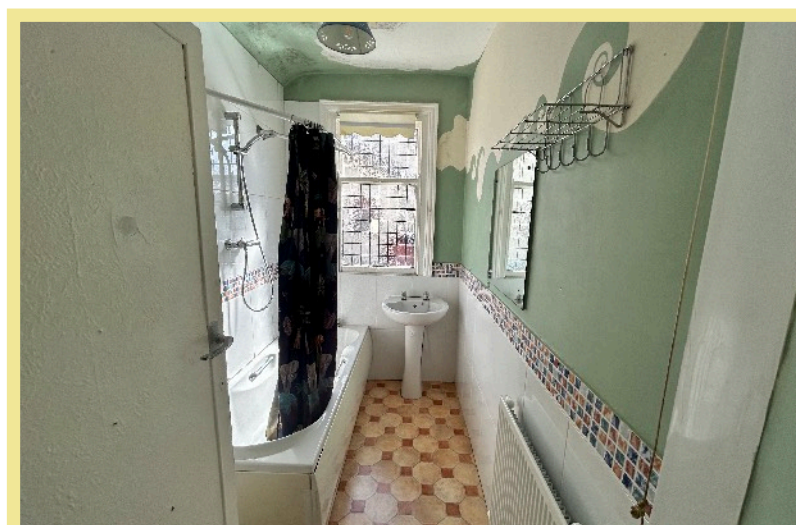


Bedroom Two

3.10m x 2.65m (10'2" x 8'9")

Bathroom

2.35m x 1.52m (7'9" x 5'0")



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property 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 right onto the promenade, turn right onto Rhos Road.

Council Tax Band: C

Energy Efficiency Rating: Band C

NB Apartment is leasehold on a 999 year lease from 2015



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