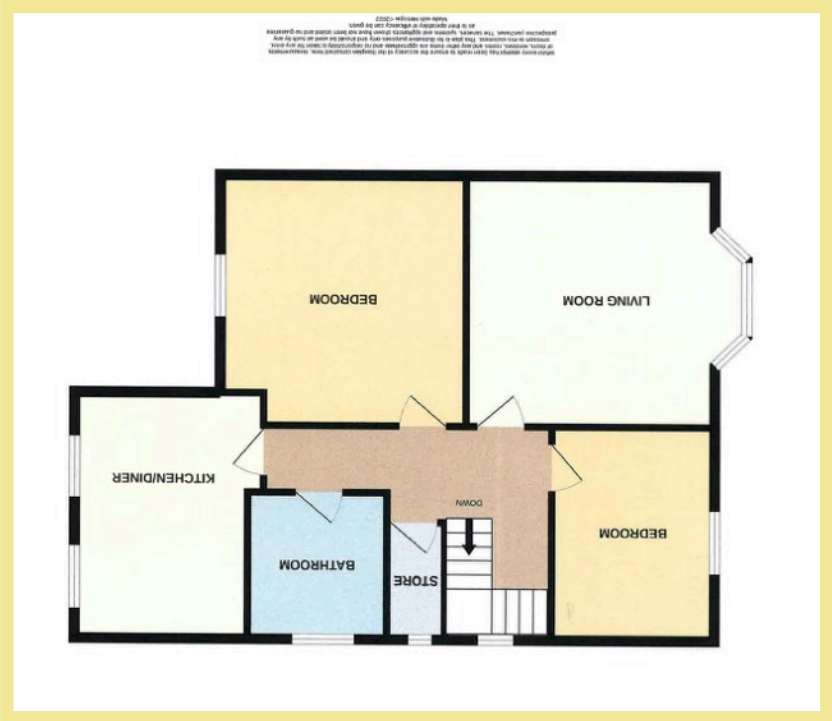


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



27a Llandudno Road
Rhos on Sea
LL28 4UD

Two Bedroom First Floor Apartment Situated In A Convenient Location

Description

This two bedroom first floor apartment is conveniently located, close to the amenities of Rhos on Sea and only a short drive to Llandudno. In need of refurbishment but with potential the accommodation is of a good size and also benefits from far reaching sea views of the Little Orme from the front aspect. The apartment has its own private entrance with steps leading to the accommodation which comprises of a good size lounge with views, kitchen/diner, two bedrooms and a bathroom. Outside the garden to the front belongs to the apartment and there is an area to the rear of the property ideal for bin storage.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ GOOD SIZE ACCOMMODATION
- ✓ SITUATED IN A CONVENIENT LOCATION
- ✓ FAR REACHING VIEWS OF THE SEA & LITTLE ORME
- ✓ NO CHAIN

Lounge

4.78m x 3.98m (15'8" x 13'1")



Kitchen/Diner

3.78m x 2.86m (12'5" x 9'5")



Store Room

1.84m x 0.92m (6'1" x 3'1")

Bedroom One

3.99m x 3.92m (13'1" x 12'10")



Bedroom Two

3.46m x 2.57m (11'4" x 8'5")

Bathroom

2.40m x 2.14m (7'11" x 7'0")



Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) At the traffic lights take the right turn onto Llandudno Road.

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

Energy Performance Rating Band D

NB Apartment is leasehold on a 999 year lease

Maintenance is 50/50 share

2 Bedroom
First Floor
Apartment

27a Llandudno Road
Rhos on Sea
LL28 4UD

£124,950

Reduced From **£134,950**
Reference Number: RP2880
30/05/22

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		