

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



16, Dolphin Court  
Rhos On Sea  
LL28 4AW



# Two Bedroom Mews Bungalow Situated Close To The Local Amenities Of Rhos on Sea

## Description

A two bedroom mews bungalow situated in a convenient location close to the amenities of Rhos on Sea. In brief the accommodation comprises of entrance hallway, lounge/diner, kitchen, two bedrooms and family bathroom. To the front of the property is a communal garden. To the rear there is a tiered garden which has the potential to be made into a seating area. Viewing is essential to appreciate the location and accommodation on offer.

- ✓ TWO BEDROOM MEWS BUNGALOW
- ✓ SITUATED IN A CONVENIENT LOCATION CLOSE TO THE LOCAL AMENITIES OF RHOS ON SEA
- ✓ CASH BUYERS ONLY
- ✓ NO CHAIN

## Lounge/Diner

4.93m x 4.76m (16'2" x 15'7")



## Kitchen

3.30m x 1.96m (10'10" x 6'5")



## Bedroom Two

3.57m x 2.46m (11'9" x 8'1")

## Bedroom One

3.78m x 3.41m (12'5" x 11'2")



## Bathroom

2.46m x 1.87m (8'1" x 6'2")



## 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 right onto the Promenade and second right onto Cayley Promenade, continue towards the far end, turn right onto LLanerch Road East, continue to far end, cross over the roundabout and proceed onto LLanerch Road West at the end turn right, then immediate left, follow this road where Dolphin Court can be found straight ahead

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

NB The apartment is leasehold on a 99 year lease from 1974  
Ground rent is £15 per annum  
No Service charge

2 Bedroom  
Mews Bungalow

16 Dolphin Court  
Rhos On Sea  
LL28 4AW

£89,950

NO CHAIN

Reference Number: RP3258  
15/06/23

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)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |