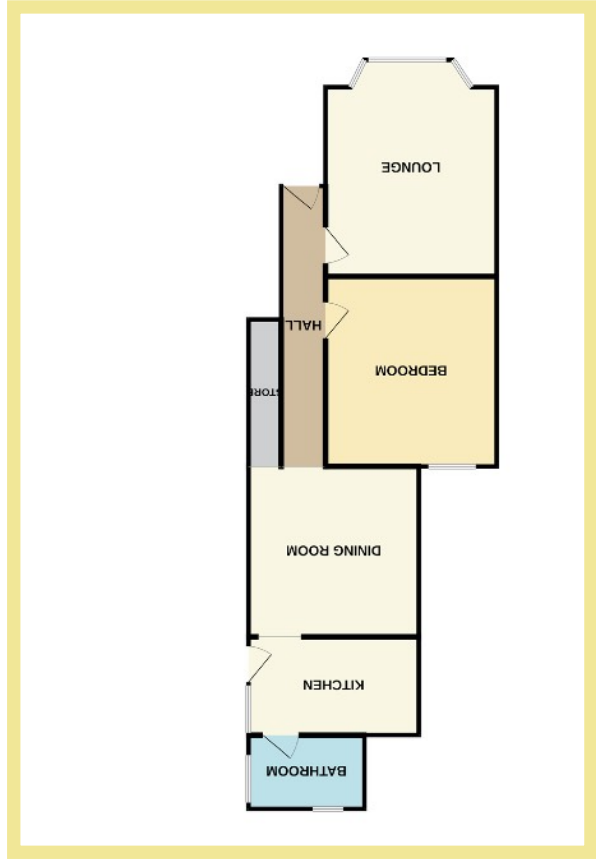


www.fletcherpoole.com

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements 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.

F&P Fletcher & Poole



61 Penrhyn Avenue  
Rhos on Sea  
LL28 4RD

# One Bedroom Ground Floor Apartment Situated In The Centre Of Rhos on Sea Village

## Description

This one bedroom ground floor apartment is situated in the centre of Rhos on Sea village and is close by to the local shops, amenities, promenade and beach. The good size accommodation also benefits from allocated off road parking. The front door gives access to entrance hallway, large lounge with bay window, bedroom, dining room benefitting from large storage cupboard, kitchen with access to rear yard for bin storage and access to shower room. Viewing is essential to appreciate the spacious layout and location this property has to offer. This property would be ideal for an investor.

- ✓ ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA
- ✓ CLOSE TO THE LOCAL SHOPS, AMENITIES & TRANSPORT LINKS
- ✓ OFF ROAD ALLOCATED PARKING
- ✓ NO CHAIN

## Lounge

5.02m x 3.70m (16'6" x 12'2")



## Kitchen

3.75m x 2.25m (12'4" x 7'5')



## Dining Room

3.89m x 3.79m (12'9" x 12'5")

## Bedroom

4.03m x 3.85m (13'3" x 12'8")



## Shower Room

2.46m x 1.74m (8'1" x 5'9")



## Store Room

3.77m x 1.28m (12'5" x 4'3")

## 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 left down Penrhyn Avenue where 61 can be found on the left hand side after the bus stop.

Council Tax Band: C  
Energy Efficiency Rating: Band E

NB The apartment is FREEHOLD

Maintenance is shared 50/50 with the first floor apartment as and when required

1 Bedroom  
Ground Floor  
Apartment

61 Penrhyn Avenue  
Rhos On Sea  
LL28 4RD

**£109,950**

Reduced From £114,950  
**NO CHAIN**

Reference Number: RP3355  
29/08/23

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

Registered Company  
Number 4687367

## Valuation

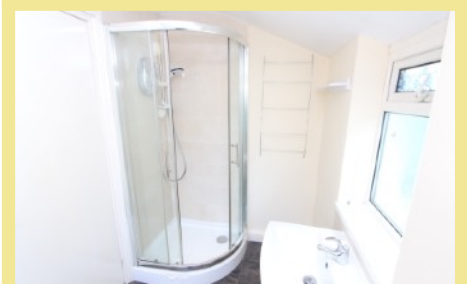
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		