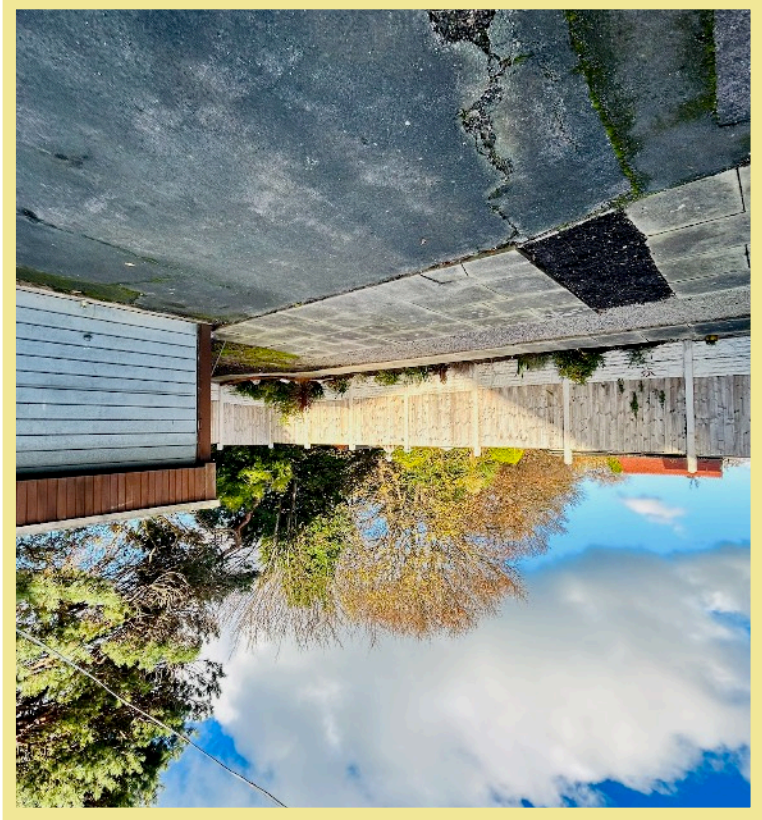


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



2a St George's Road
Rhos on Sea
LL28 4HG

Immaculately Presented Two Bedroom Ground Floor Apartment Situated In A Sought After Location

Description

Immaculately presented two bedroom ground floor apartment which has recently been updated. Situated in the sought after area of Rhos on Sea and only a short walk to local amenities and the Promenade. In brief the accommodation comprises of entrance hallway, lounge, master bedroom, second bedroom, w.c, kitchen with patio doors onto the private paved garden, bathroom and utility room with a door onto the shared driveway which gives access to the garage. UPVC double glazing and gas central heating throughout. Viewing is essential to appreciate the presentation and location of this of this apartment.

- ✓ GROUND FLOOR 2 BEDROOM APARTMENT
- ✓ GARAGE WITH SHARED DRIVEWAY
- ✓ PRIVATE PAVED BACK GARDEN
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ RECENTLY UPDATED

Lounge

16'1" x 12'8" (4.91m x 3.87m)



Kitchen

12'7" x 11'0" (3.84m x 3.34m)



Utility

6'3" x 4'11" (1.91m x 1.49m)

Bedroom One

17'0" x 10'8" (5.17m x 3.24m)



Bedroom Two

10'10" x 7'9" (3.29m x 2.36m)

Bathroom

9'9" x 8'11" (2.97m x 2.70m)



W.C.

5'9" x 3'0" (1.74m x 0.90m)

Garage

17'6" x 9'2" (5.33m x 2.79m)

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 1 and 3 miles respectively.

It is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond. Also close to the main railway line Holyhead-London Euston.

Directions

From the Rhos on Sea office turn right onto the Promenade, take the first right turn onto Rhos Road, St Georges Road can be found the fourth turning on the left.

Council Tax Band: "C" (provided on www.voa.gov.uk)
Current Energy Performance Rating Band E

NB Apartment is leasehold on a 999 year lease

2 Bedroom
Ground Floor
Apartment

2a St George's Road
Rhos On Sea
LL28 4HG

£169,950

Reference Number: RP3434
1/12/23

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
web: www.fletcherpoole.com

