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sales reliable on they do an offer

www.fletcherpoole.com



13a Llannerch Road East  
Rhos on Sea  
LL28 4DH

# Immaculately Presented Two Bedroom First Floor Apartment Situated Close To Local shops, Amenities & Promenade

## Description

This immaculately presented two-bedroom first floor apartment is situated in the desirable village of Rhos on sea, close to the local shops and amenities and is only stones throw away from the local promenade and sea front. In brief the property comprises of entrance porch, stairwell to large landing, two double bedrooms, large lounge, modern shower room and modern kitchen with french doors out onto a private roof terrace benefitting from countryside views. To the front is a beautifully presented garden benefiting from a pathway and borders with well-established plants and shrubs, there is also an option to create off road parking with the space available. Viewing is essential to appreciate the properties presentation, location, and modern feel throughout.

- ✓ IMMACULATELY PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED IN A SOUGHT-AFTER AREA CLOSE TO LOCAL SHOPS, AMENITIES AND PROMENADE
- ✓ BENEFITS FROM A BEAUTIFULLY PRESENTED FRONT GARDEN AND ROOF TERRACE
- ✓ MODERN FEEL THROUGHOUT
- ✓ NO CHAIN

## Lounge

5.08m x 3.65m (16'8" x 12'0")



## Kitchen

4.17m x 4.03m (13'8" x 13'3")



## Bedroom One

3.84m x 2.87m (12'7" x 9'5")



## Bedroom Two

3.29m x 2.61m (10'10" x 8'7")

## Shower Room

3.03m x 2.49m (9'11" x 8'2")



## 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 towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, continue left along Cayley Promenade at the top, take the fifth right turning onto LLannerch Road East and No 13 can be found on the right hand side.

Council Tax Band: B

Energy Efficiency Rating: Band D

NB Apartment is leasehold on a 999 year lease from 2014  
Maintenance is 50/50 share

2 Bedroom First Floor Apartment

13a Llannerch Road East,  
Rhos On Sea  
LL28 4DH

£194,950

Reduced From £219,950

NO CHAIN

Reference Number:RP3371

13/09/23

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:  
rhosonseafletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		