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Fletcher & Poole



Apt.7, Conwy Garth
Trillo Avenue
Rhos On Sea
LL28 4NS

Spacious Purpose Built Two Bedroom Second Floor Apartment Situated Close To Local Amenities Of Rhos on Sea

Description

This Purpose built two-bedroom second floor apartment with garage is conveniently located as it is only a short walk to Rhos on Sea Village and Promenade.

The well-maintained development also has the added benefit of a secure communal entrance with key fob entry and communal gardens. The property benefits, from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, garage and location.

The accommodation briefly comprises, hallway, spacious lounge/diner with sea views and kitchen leading off it, two good sized double bedrooms both with fitted wardrobes and bathroom with airing cupboard.

Outside the property is set within communal gardens which are well maintained with a selection of seating areas with access to a single garage.

- ✓ SPACIOUS PURPOSE BUILT TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO RHOS ON SEA VILLAGE & PROMENADE
- ✓ SET WITHIN A WELL MAINTAINED DEVELOPMENT
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Lounge/Diner

6.00m x 3.48m (19'8" x 11'5")



Kitchen

2.80m x 2.25m (9'2" x 7'5")



Bedroom Two

4.72m x 2.71m (15'6" x 8'11") Into wardrobe

Bedroom One

3.46m x 3.04m (11'4" x 10'0") Into wardrobe



Bathroom

2.26m x 2.08m (7'5" x 6'10")



Airing Cupboard

0.71m x 0.51m (2'4" x 1'8")

Garage

4.98m x 2.79m (16'4" x 9'2")

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 towards the promenade, turn left onto the promenade, take the fourth left turn onto Trillo Avenue.

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

NB The Apartment is leasehold on a 999 year lease with one share in the management company which owns the freehold and organises the common services.

Service charge: £253 per quarter to include the maintenance of the communal grounds, window cleaning, internal hallways, buildings insurance and ground rent.

Two Bedroom
Second Floor
Apartment

Apt.7, Conwy Garth
Trillo Avenue
Rhos on Sea
LL28 4NS

£134,950

NO CHAIN

Reference Number: RP3448

20/12/23

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: rhosonsea@fletcherpoole.com

web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		