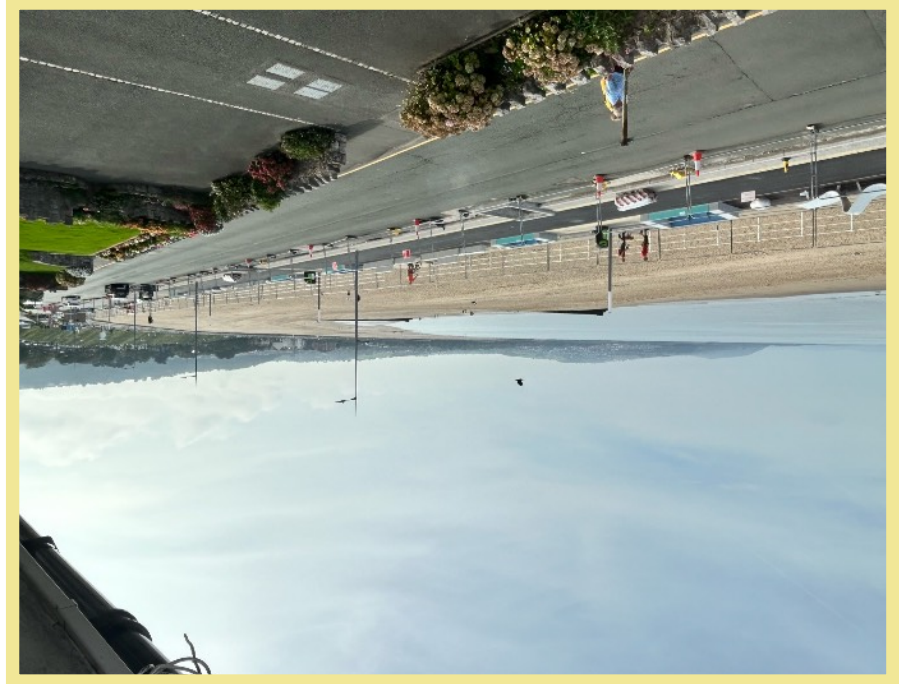


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole



51 Cayley Court
Rhos Promenade
Rhos on Sea
LL28 4EN

Well Presented Two Bedroom First Floor Apartment Enjoying Uninterrupted Views

Description

This well presented two-bedroom first floor apartment is situated in the desirable village of Rhos on sea, close to the local shops, amenities, and transport link. The property benefits from uninterrupted coastal views and must be viewed to truly appreciate the location and setting. In brief the accommodation comprises of entrance, stairs leading to landing, large open plan lounge/dining room to appreciate the breathtaking view, kitchen, family bathroom, two double bedrooms both benefiting from fitted wardrobes and sun lounge. The property also benefits from a garage accessed at the rear of the property. Viewing is essential to appreciate the wealth of accommodation on offer and views.

- ✓ WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ UNINTERRUPTED COASTAL VIEWS
- ✓ A WEALTH OF ACCOMMODATION
- ✓ OPEN PLAN LIVING
- ✓ NO CHAIN

Lounge

5.80m x 4.01m (19'0" x 13'2")



Kitchen

3.22m x 2.61m (10'7" x 8'7")



Dining Room

4.52m x 3.31m (14'10" x 10'11")

Sun Room

3.20m x 2.80m (10'6" x 9'2")

Bedroom One

5.40m x 3.61m (17'9" x 11'10")



Bedroom Two

3.30m x 3.11m (10'10" x 10'2")

Bathroom

2.52m x 2.04m (8'3" x 6'8")



Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including mountains, lakes, beaches, and sites of historic interest.

Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, Continue along Rhos Promenade where the property can be found on your right-hand side

Council Tax Band: E

Energy Performance Rating Band D

NB Property is leasehold on a 999 year lease from 1986

2 Bedroom First Floor Apartment

51 Cayley Court
Rhos Promenade
Rhos on Sea
LL28 4EN

£329,750

NO CHAIN

Reference Number: RP3392
10/10/23

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	59 D
39-54	E		
21-38	F		
1-20	G		