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Fletcher & Poole



Flat 5, Pine Grove Court  
Rhos on Sea  
LL28 4NZ



# Well Presented Two Bedroom Ground Floor Apartment Situated Close To The Local Shops, Schools, Amenities & Transport Links

## Description

This well presented two-bedroom ground floor apartment is situated within easy walking distance of Rhos on sea village centre and the local promenade and sea front. In brief the accommodation comprises of entrance hallway, kitchen, lounge with sliding doors out into rear garden, two good-sized bedrooms, one of which benefits from fitted wardrobes and storage cupboard. To the rear of the property is a large garden with a flagged patio area. To the front of the property is access to a garage and off-road parking. Viewing is essential to appreciate the spacious layout, location, and rear garden this property has to offer.

- ✓ WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO THE LOCAL SHOPS, SCHOOLS, AMENITIES AND TRANSPORT LINKS
- ✓ SHORT WALK FROM SEA FRONT & PROMENADE
- ✓ BENEFITTING FROM OFF ROAD PARKING, GARAGE AND ENCLOSED REAR GARDEN
- ✓ NO CHAIN

## Lounge

4.47 x 3.62m (14'8" x 11'11")



## Kitchen

4.36m x 2.55m (14'4" x 8'5")



## Bedroom Two

4.03m x 1.87m (13'3" x 6'2")

## Bedroom One

3.63m x 2.90m (11'11" x 9'6")



## Bathroom

2.21m x 2.05m (7'3" x 6'9")



## Garage

5.45m x 2.81m (17'11" x 9'3")

## 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 left down Penrhyn Avenue, continue along past the cricket club on the left, Pine Grove is on the left-hand side before Church Road, Pine Grove Court is left off Pine Grove.

Council Tax Band: C  
Energy Efficiency Rating: TBC

NB Apartment is leasehold on a 999-year lease from 1984  
Ground rent is £25 per annum  
Maintenance fees are £285 every six months.

2 Bedroom  
Ground Floor  
Apartment

Flat 5, Pine Grove  
Court  
Rhos On Sea  
LL28 4NZ

£139,950

**NO CHAIN**

Reference Number: RP3394  
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: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

