

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



8 Awel Y Mor
Rhos On Sea
LL28 4BD

Well Presented Two Bedroom First Floor Apartment With Off Road Parking & Additional Loft Room

Description

This two bedroom first floor apartment is well presented and maintained throughout. Situated close to Rhos on Sea village and Penrhyn Bay with a variety of local shops and amenities. The apartment comprises of: a private entrance with storage area, stairs leading to the landing, double aspect lounge/diner, kitchen, two double bedrooms, the master benefitting from a walk in wardrobe, modern bathroom with bath and separate shower. Stairs lead up to a substantial loft room with plenty of storage space. The apartment benefits from off road parking. Viewing is highly recommended to appreciate the convenient location, presentation and size of the accommodation the apartment offers.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ OFF ROAD PARKING
- ✓ ADDITIONAL LOFT ROOM
- ✓ WELL PRESENTED & MAINTAINED THROUGHOUT
- ✓ CONVENIENT LOCATION CLOSE TO THE SHOPS & AMENITIES OF RHOS ON SEA

Lounge/Diner

5.15m x 3.56m (16'11" x 11'8")



Kitchen

2.99m x 2.60m (9'10" x 8'6")



Bathroom

3.07m x 2.15m (10'1" x 7'1")



Bedroom One

3.91m x 3.64m (12'10" x 11'11")



Bedroom Two

2.96m x 2.90m (9'9" x 9'6")

Loft/Bedroom Three

5.23m x 3.90m (17'2" x 12'10")

Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and one mile respectively and it 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 left down Penrhyn Avenue, at the crossroads turn left onto Church Road, proceed to the T junction and then turn left onto Llandudno Road, Awel Y Mor can be found on the left hand side.

NB The property is leasehold on a 125 year lease from January 2015
Maintenance Charge TBC

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

2 Bedroom
First Floor
Apartment

8 Awel Y Mor
Rhos on Sea
LL28 4BD

£161,950

Reference Number: RP3466
23/01/24

Fletcher & Poole,
1A Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

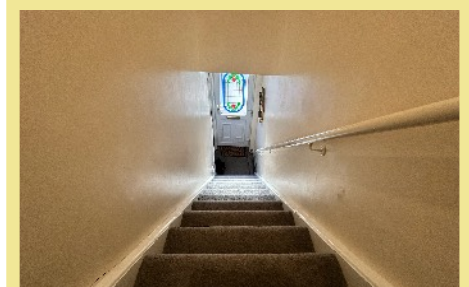
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

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 | 74 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |