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Fletcher & Poole

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7a Trillo Avenue
Rhos on Sea
LL28 4NS

Immaculately Presented Two Bedroom Ground Floor Apartment Within Walking Distance Of The Promenade, Beach & Local Shops & Amenities

Description

This immaculately presented two bedroom ground floor apartment is situated within walking distance of the centre of Rhos on Sea and the Promenade and beach. The present owners have created the well planned layout which benefits from high ceilings, well proportioned rooms and stained glass windows amongst other original features.

The apartment briefly comprises of:

Shared entrance porch, hallway, spacious lounge with bay window, bedroom, shower room, large kitchen/diner with contemporary fitted kitchen, snug, w.c, bedroom with French doors onto the enclosed rear patio seating area.

Outside to the front there is off road parking.

The property benefits from UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the well planned accommodation and location.

- ✓ WELL PLANNED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ HIGH CEILINGS AND WELL PROPORTIONED ROOMS
- ✓ LARGE OPEN PLAN KITCHEN/DINER
- ✓ ENCLOSED REAR PATIO SEATING AREA
- ✓ OFF ROAD PARKING
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH, LOCAL SHOPS & AMENITIES

Porch

2.10m x 0.95m (6'11" x 3'2")

Lounge

4.89m x 4.30m (16'1" x 14'1")



Kitchen/Diner

4.18m x 2.76m (13'9" x 9'1")



Hallway

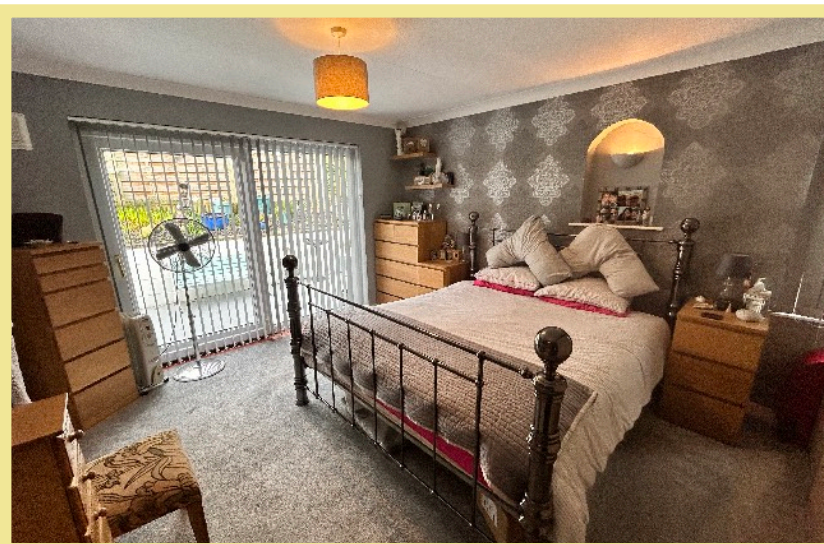
5.36m x 1.47m (17'7" x 4'10")

Snug

3.35m x 2.17m (11'0" x 7'2")

Bedroom One

5.02m x 3.75m (16'6" x 12'4")



Bedroom Two

3.77m x 3.64m (12'5" x 11'11")

Shower Room

2.53m x 2.11m (8'4" x 6'11")

W.C.

1.49m x 0.91m (4'11" x 3'0")

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 three 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 towards the promenade, turn left onto the promenade, Trillo Avenue is the third turning on the left.

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

Energy Efficiency Rating Band E

2 Bedroom Ground floor Apartment

7a Trillo Avenue
Rhos on Sea
LL28 4NS

£189,950

Reference Number: RP3525
14/03/24

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

Registered Company
Number 4687367

Valuation

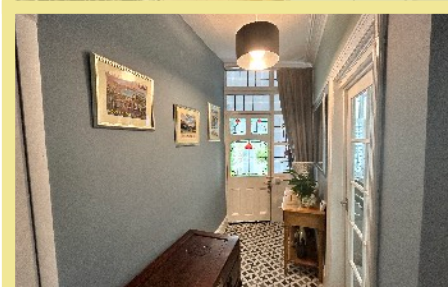
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		