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Fletcher & Poole



Flat 1, 34 Llandudno Road  
Rhos on Sea  
LL28 4UD



# Spacious Two Bedroom Ground Floor Apartment With Distant Sea Views, Allocated Garage & Parking Space

## Description

This spacious two bedroom ground floor apartment is situated close to the local shops & amenities of Rhos on Sea. It benefits from distant sea views from the kitchen and rear bedroom.

The accommodation briefly comprises of:

Communal entrance and hall, apartment front door, hallway, spacious lounge/diner, kitchen with door out to the side entrance which gives access to the allocated garage and parking space. Two double bedrooms, bathroom and storage cupboard.

The apartment is set within landscaped gardens which are laid to lawn with well established plants & shrubs. The property benefits from UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the spacious layout and location.

- ✓ SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SPACIOUS LOUNGE/DINER
- ✓ ALLOCATED OFF ROAD PARKING SPACE & GARAGE
- ✓ SITUATED CLOSE TO THE LOCAL SHOPS & AMENITIES
- ✓ BENEFITS FROM DISTANT SEA VIEWS
- ✓ NO CHAIN

## Lounge/Diner

5.14m x 3.38m (16'11" x 11'1")



## Kitchen

3.01m x 2.32m (9'11" x 7'8")



## Bedroom One

3.78m x 3.23m (12'5" x 10'7")



## Bedroom Two

3.21m x 3.12m (10'6" x 10'3")

## Bathroom

2.01m x 1.89m (6'7" x 6'3")



## Location

The property is located near 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 1 mile respectively 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 and proceed along Penrhyn Avenue, turn left onto Church Road and proceed to the top where Sunnyhurst can be found on the right.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band D

NB Apartment is leasehold on a 999 year lease from July 1976

Maintenance is £1,164 per annum

Ground rent is £10 per annum

2 Bedroom  
Ground Floor  
Apartment

Flat 1, 34 Llandudno  
Road  
Rhos on Sea  
LL28 4UD

£124,950

Reference Number: RP3523  
8/03/24

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		