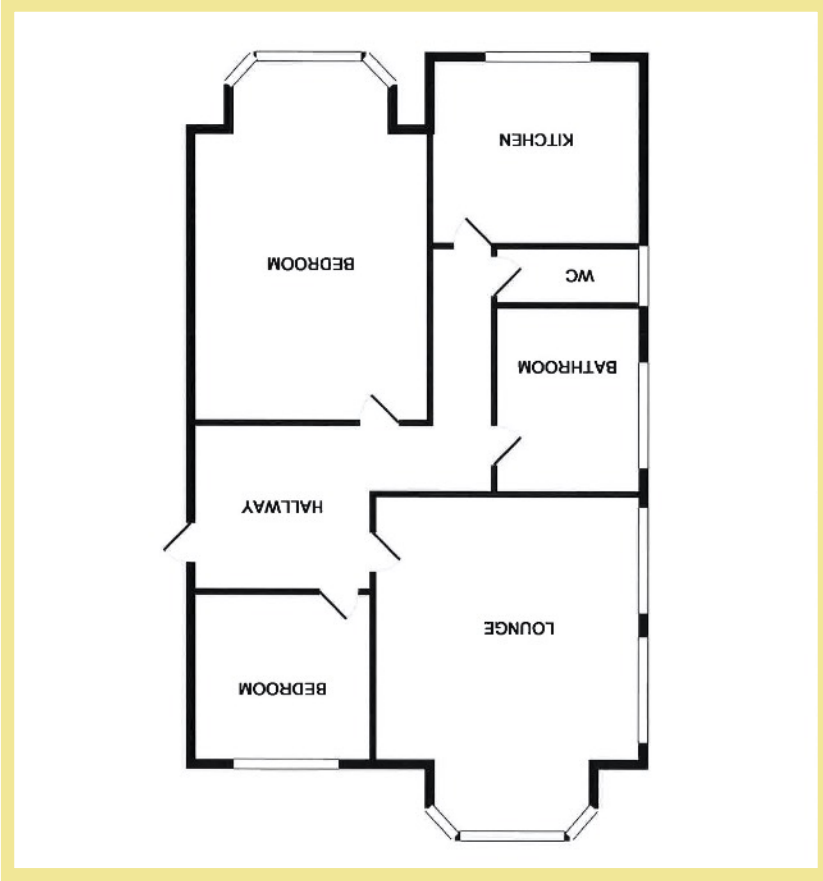


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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Fletcher & Poole



31A Brompton Avenue  
Rhos On Sea  
LL28 4TE

# Fully Refurbished Two Bedroom First Floor Apartment Situated Close To Local Amenities

## Description

A beautifully refurbished two bedroom first floor apartment situated close to the local amenities of Rhos on Sea and Llandudno and only a minutes walk from the sea front. The property has had an extensive program of refurbishment which includes a central heating system, modern kitchen, new four piece bathroom suite, redecorated and modern flooring throughout including a new stairs and landing carpet. The property is well worth viewing to appreciate the spacious light layout and presentation throughout. The accommodation in brief comprises of entrance porch, stairs to first floor landing, large light lounge with feature bay window and marble fireplace, modern fitted kitchen with breakfast bar, newly refurbished bathroom with separate shower and bath, large master bedroom with bay window and original cast iron fireplace, and a second double bedroom. Outside to the front there are landscaped gardens with borders containing mature shrubs, wrought iron gates give access to the rear of the property where there is off road parking for one vehicle and access to a single garage.

- ✓ FULLY REFURBISHED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ LIGHT & SPACIOUS ROOMS
- ✓ MODERN KITCHEN & BATHROOM
- ✓ LANDSCAPED GARDENS & OFF ROAD PARKING
- ✓ GARAGE & DRIVEWAY
- ✓ NO CHAIN

## Accommodation

Upvc front door with clear glazed inset gives access into;

### Entrance Porch

Upvc double glazed window to front aspect, original mosaic tiled floor, timber framed door with frosted glazed inset gives access into;

### Hallway

Radiator.

Stairs give access to first floor landing

### Landing

Hatch to access loft, cupboard housing the fuse board, doors give access to lounge, kitchen/diner, bathroom, w.c. and two bedrooms.

### Lounge

17'0" x 13'5" (5.18m x 4.09m) Maximum, two upvc double glazed windows to side aspect with outlook over gardens, upvc double glazed bay window with outlook over gardens, original picture rail, radiator, marble fireplace and hearth with electric fire, television point.

### Kitchen/Diner

10'6" x 9'4" (3.20m x 2.84m) Upvc double glazed window to rear aspect, radiator, wood effect vinyl flooring, combination of wall and base units with marble effect work surface over, integrated Zanussi

microwave, integrated Zanussi grill and oven, integrated Indesit electric hob with chrome and glass extractor fan above with inset lighting, stainless steel one and a half bowl sink and drainer with chrome taps, space for washing machine, space for fridge/freezer, breakfast bar with marble effect work surface, part tiled walls, cupboard housing the Worcester combination boiler.

### W.C.

7'0" x 2'10" (2.13m x 0.86m) Upvc double glazed window to side aspect with frosted glazed inset, radiator, wood effect vinyl flooring, low flush w.c, ceramic wash/hand basin with chrome taps and storage cupboard beneath.

### Bathroom

9'4" x 6'11" (2.84m x 2.11m) Upvc double glazed window to side aspect with frosted glazed inset, large chrome towel radiator, wood effect vinyl flooring, Imperial British made bathroom suite limited edition with chrome mixer tap and shower attachment, large walk in glass and chrome shower enclosure, low flush w.c, ceramic wash/hand basin with chrome taps and storage cupboard beneath.

### Bedroom One

18'1" x 12'1" (5.51m x 3.68m) Maximum, upvc double glazed window to rear aspect, original picture rail, radiator, original cast iron fireplace, television point.

### Bedroom Two

9'1" x 8'5" (2.77m x 2.56m) Upvc double glazed window to front aspect, radiator.

### Outside

The front of the property is walled with a gate to access, laid to chippings for low maintenance, lawn area with borders containing mature shrubs and trees. Parking for one vehicle at the rear of the property and access to a single garage, conveniently located for bus stop.

### Garage

Up and over door.

### 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 also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

### Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) at the traffic lights turn left onto Brompton Avenue, when you get to the roundabout No 31 can be found on the corner of Brompton Avenue and Broadway.

The apartment is freehold

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

2 Bedroom  
First Floor  
Apartment

31A Brompton Avenue  
Rhos on Sea  
LL28 4TE

£169,950

Reference Number: RP2037  
22/09/23

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:

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

