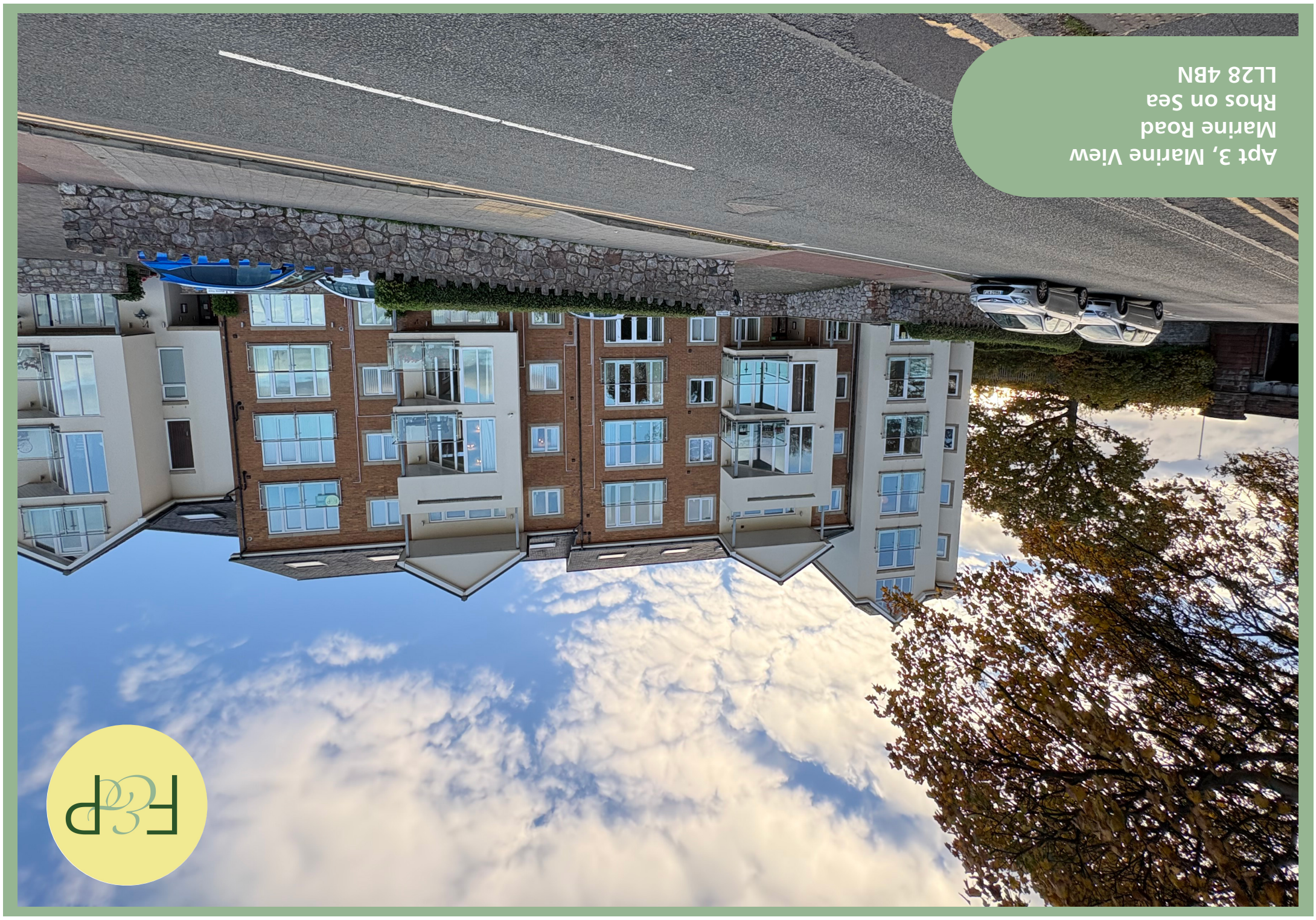
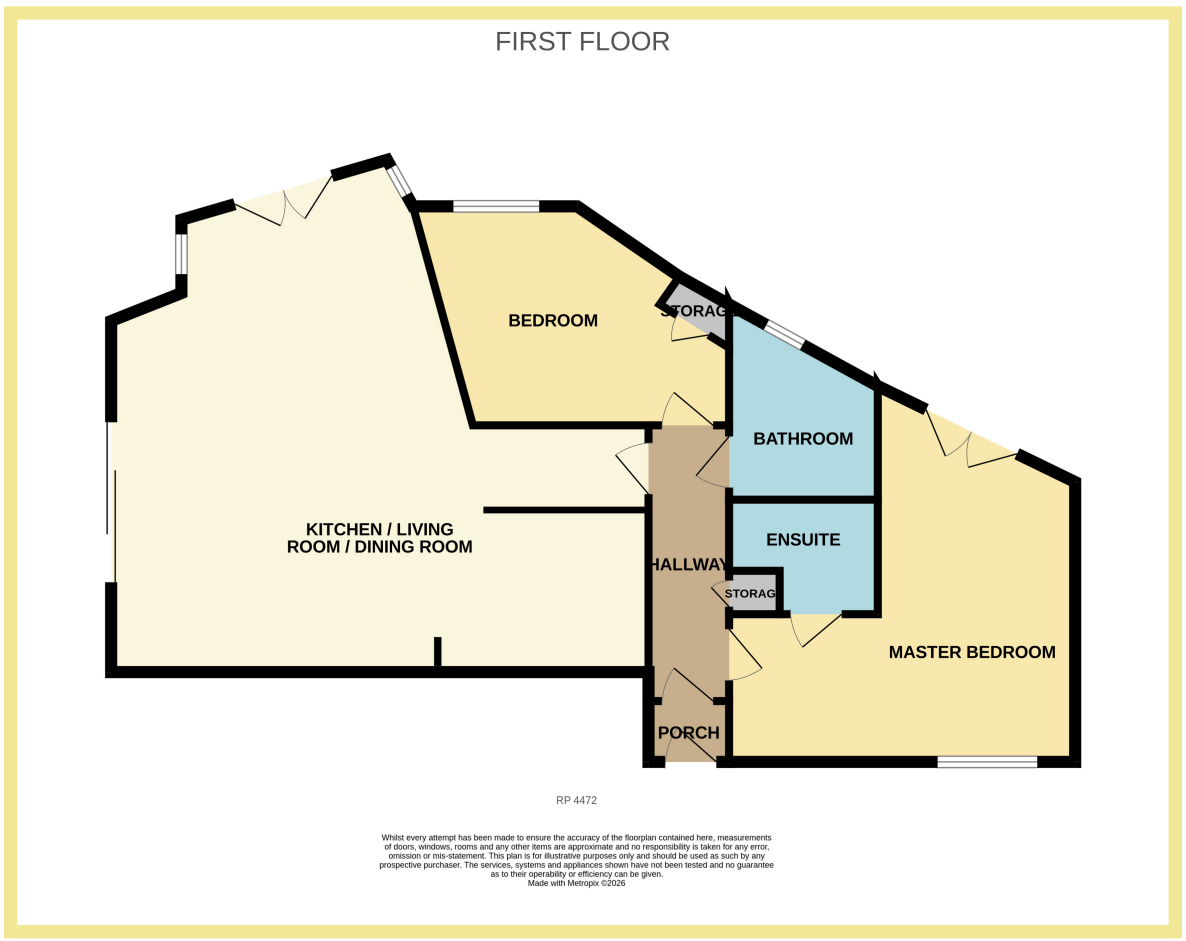



Fletcher & Poole

www.fletcherpoole.com

We endeavor 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.

# BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH SEA VIEWS

## Description

This beautifully presented two bedroom apartment is situated in a sought-after location of Rhos on Sea, across the road to the promenade and beach and only a short walk to local amenities. The property benefits from UPVC double glazing throughout and gas central heating, and viewing is highly recommended to appreciate spacious layout, sea views and presentation throughout.
The accommodation briefly comprises a hallway with storage area, a large open plan kitchen/living room/dining area with a Juliette balcony providing views of the sea and modern fitted kitchen with integrated appliances to include fridge, freezer, dishwasher oven with extractor hood and gas hob.
Master bedroom with ensuite shower and Juliette balcony, second double bedroom and family bathroom. The property also benefits from allocated off-road parking and you can be on the beach within seconds of leaving the apartment.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED IN A WELL MAINTAINED DEVELOPMENT
- ✓ ENJOYS SEA VIEWS
- ✓ MODERN OPEN PLAN LOUNGE, KITCHEN, DINER WITH JULIETTE BALCONY
- ✓ ALLOCATED OFF ROAD PARKING
- ✓ NO CHAIN
- ✓ LEASEHOLD

## Hallway

13′ 5″ x 4′ (4.09m x 1.23m)

## Living Room/Kitchen/Diner

26′ 2″ x 23′ 10″ (7.98m x 7.28m)





## Master Bedroom

18′ 10″ x 16′ 10″ (5.74m x 5.14m)



## Ensuite

7′ 2″ x 5′ 6″ (2.19m x 1.68m)

## Bedroom

12′ 6″ x 6′ 10″ (3.80m x 2.08m)



## Bathroom

9′ 5″ x 7′ 3″ (2.86m x 2.20m)



## 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 right towards the Promenade, continue along the Promenade for just under one mile, where Marine View Apartments can be located on the right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Performance Rating Band: TBC
Tenure: Leasehold. The apartment is leasehold on a 999 year lease from 2007
Service charge twice yearly currently £779.07
Ground rent £150 per annum

**2 Bedroom First Floor Apartment**

**Apt 3, Marine View**
**Marine Road**
**Rhos on Sea**
**LL28 4BN**

**£259,950**

**Reference Number:RP4472**
**06/11/2026**

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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









