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.

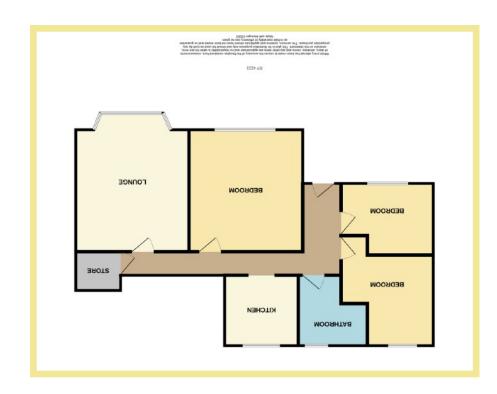
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

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.

www.fletcherpoole.com









Three Bedroom First Floor Apartment Situated In A Sought After Residential Area

Description

This three bedroom first floor flat is situated in a sought after residential area, close to the amenities of Rhos on Sea and promenade and accessed from either Norton Road or Digby Road. The good size accommodation also benefits from a garage and it's own private garden which is laid to lawn and includes a summer house and timber shed.

Steps lead to the apartment which comprises of a hallway with access to a large store cupboard, light and spacious lounge, kitchen, three bedrooms and a good size bathroom. There is gas central heating and UPVC double glazing.

- ✓ THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ GOOD SIZE ACCOMMODATION WITH PRIVATE ENTRANCE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO THE AMENITIES OF RHOS ON SEA
- ✓ BENEFITS FROM A GARAGE AND GOOD SIZE GARDEN WITH SUMMER HOUSE
- **✓ NO CHAIN**

Lounge

4.87m x 3.93m (16'0" x 12'11") Maximum



Kitchen

2.56m x 2.45m (8'5" x 8'1')



Store Room

1.56m x 1.35m (5'2" x 4'5")

Bedroom One

4.26 x 3.92m (14'0" x 12'10")



Bedroom Two

3.18m x 3.13m (10'5" x 10'3") Maximum

Bedroom Three

3.18m x 2.37m (10'5" x 7'9") Maximum

Bathroom

2.45m x 2.40m (8'1" x 7'11") Maximum



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and LLandudno are approximately one and three miles respectively and the property 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 onto the promenade, turn right onto Rhos Road. At the traffic lights turn left onto Brompton Avenue, turn right onto Digby Road and first right onto Norton Road.

Council Tax Band: C

Energy Efficiency Rating: Band D

NB Apartment is Leasehold on a 999 year lease

3 Bedroom
First Floor Apartment

Flat 4, Lingerwood Norton Road Rhos On Sea LL28 4TH

£189,950

NO CHAIN

Reference Number:RP4153

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

ema

rhosonsea@fletcherpoole.com web: <u>www.fletcherpoole.com</u>









