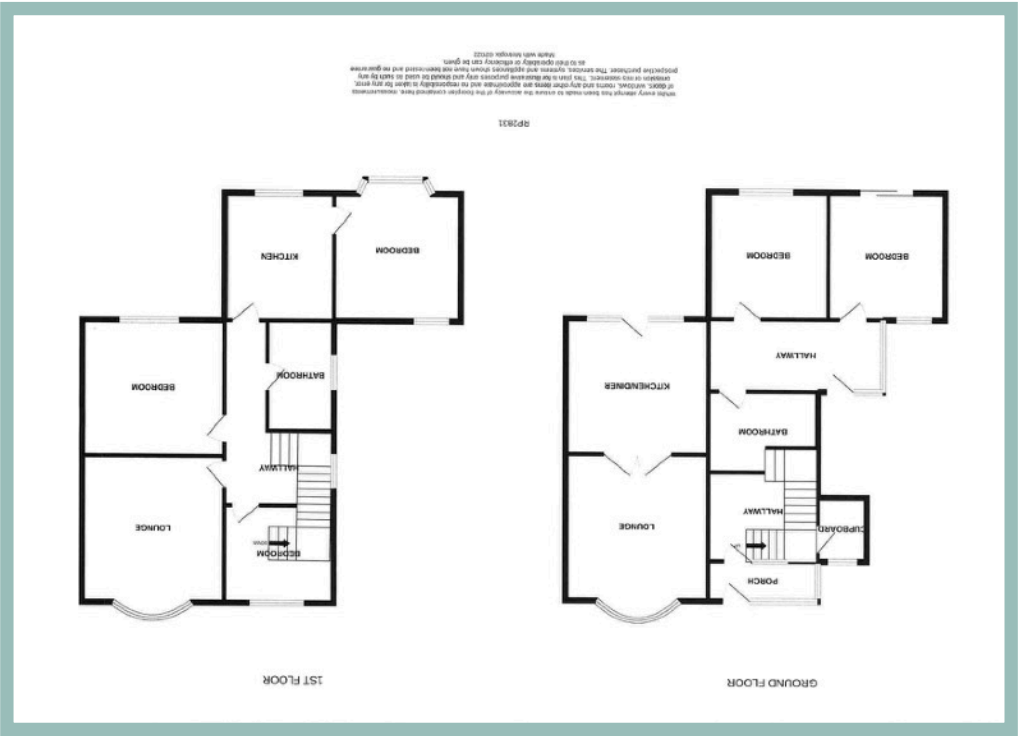
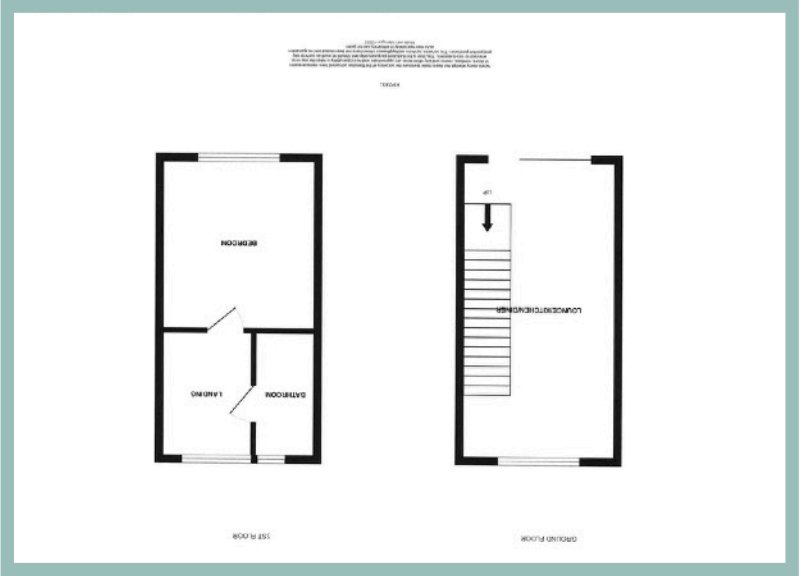


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole  
DIAMOND COLLECTION



87 Marine Drive  
Rhos on Sea  
LL28 4HT



# Two Spacious Frontline Apartments With Separate Cottage With Panoramic Coastal Views

## Description

Two spacious frontline apartments with a separate cottage with panoramic coastal views. The property is all on one title deed and is being sold on a freehold basis. The well maintained apartments would lend themselves to someone which is looking for a holiday let business or would want separate living accommodation for elderly parents or older children. The separate cottage is in need of refurbishment but does maintain a wealth of potential and could make further holiday or residential accommodation. The ground floor apartment briefly comprises porch/hallway, large open plan kitchen/diner with a good quality kitchen and feature island with access to the garden, spacious lounge with bay window and panoramic coastal views, two double bedrooms and a modern family bathroom. The first floor apartment on the ground floor briefly comprises porch, hallway, store cupboard, stairs lead up to a landing, large lounge with bay window and panoramic coastal views, modern fitted kitchen, three large double bedrooms and a modern family bathroom. The separate cottage briefly comprises open plan lounge/kitchen/diner with patio doors onto a small garden, to the first floor there is a landing, double bedroom and bathroom. Outside there is off road parking for around six vehicles, to the rear is laid to lawn with borders containing mature shrubs and trees.

- ✓ TWO SPACIOUS FRONTLINE APARTMENTS WITH SEPARATE COTTAGE
- ✓ PANORAMIC COASTAL VIEWS
- ✓ POTENTIAL FOR A HOLIDAY LET BUSINESS
- ✓ PROPERTY IS BEING SOLD ON A FREEHOLD BASIS & ON ONE TITLE DEED
- ✓ COTTAGE OFFERS POTENTIAL FOR FURTHER ACCOMMODATION
- ✓ OFF ROAD PARKING & GARDENS TO THE REAR
- ✓ NO CHAIN

## COTTAGE

Lounge/Kitchen/Diner

5.95m x 3.36m (19'6"x 11'0")

Bedroom

3.63m x 2.43m (11'11" x 8'0")

Bathroom

2.18m x 1.41m (7'2" x 4'8")

## Cottage & Two Apartments

87 Marine Drive  
Rhos on Sea  
LL28 4HT

£429,950

Reference Number: **RP2831**  
19/04/22

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

Registered Company  
Number 4687367

## Valuation

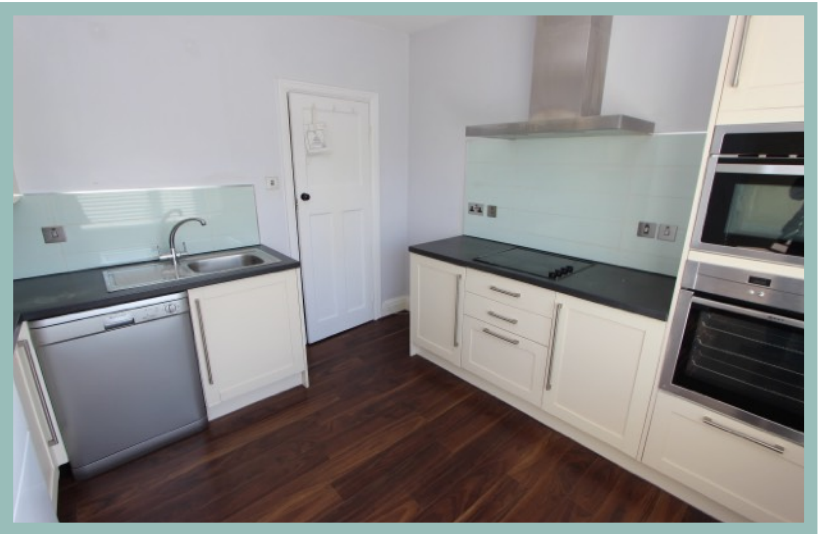
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment. Contact:

tel: 01492 549178  
email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## First Floor Apartment





Ground Floor Apartment



Cottage &  
Two Apartments

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GROUND FLOOR APARTMENT

Hallway  
4.51m x 1.73m (14'10" x 5'8")

Lounge  
4.97m x 4.24m (16'4" x 13'11")

Kitchen/Diner  
4.38m x 4.23m (14'5" x 13'11")

Bedroom One  
4.53m x 3.61m (14'11" x 11'10")

Bedroom Two  
3.59m x 3.49m (11'9" x 11'6")

Bathroom  
3.13m x 1.94m (10'3" x 6'5")



FIRST FLOOR APARTMENT

Porch  
3.21m x 1.63m (10'6"x 5'4")

Hallway  
2.33m x 2.28m (7'8" x 7'6")

Lounge  
5.12m x 4.27m (16'10" x 14'0")

Store Cupboard  
1.43m x 0.80m (4'9" x 2'8")

Kitchen  
3.22m x 3.01m (10'7" x 9'11")

Bedroom One  
4.39m x 4.24m (14'5" x 13'11")

Bedroom Two  
4.52m x 4.51m (14'10" x 14'9")

Bedroom Three  
3.16m x 2.75m (10'4" x 9'0")

Bathroom  
3.58m x 2.09m (11'9" x 6'10")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

### Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe’s. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

### Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive passing the Rhos Fynach Public House on the left, the park and then No 87 can be found on the left.

Apartment One Council Tax Band C  
Apartment Two Council Tax Band C

Apartment One Energy Performance Rating Band D  
Apartment Two Energy Performance Rating Band E  
Cottage Energy Performance Rating Band E

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