

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 travelling some distance to view the property.

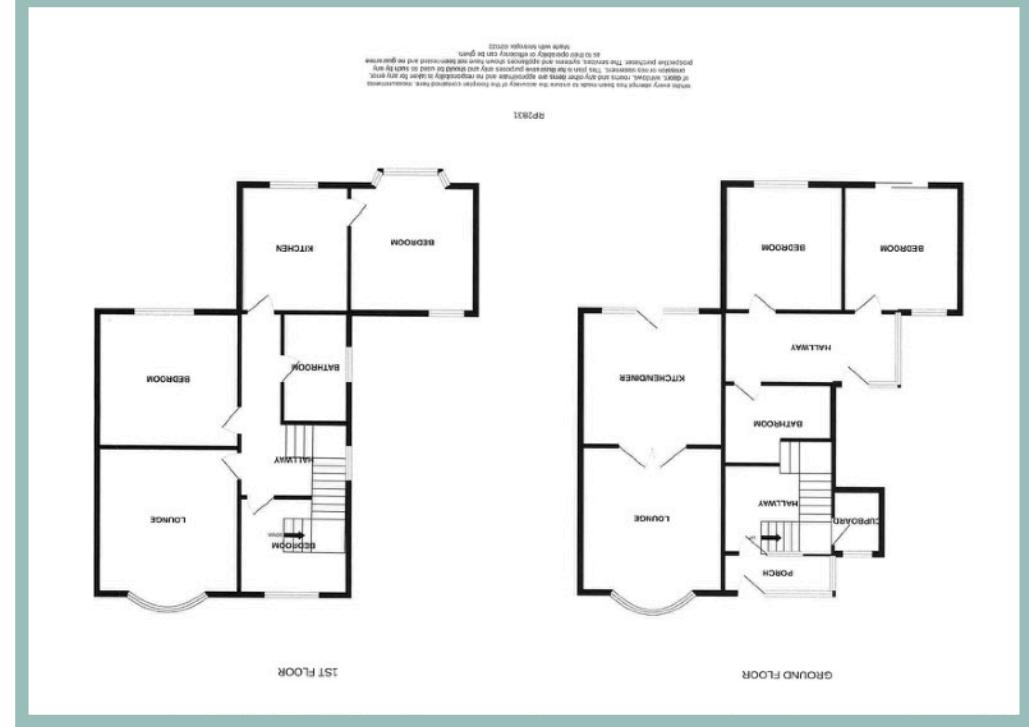
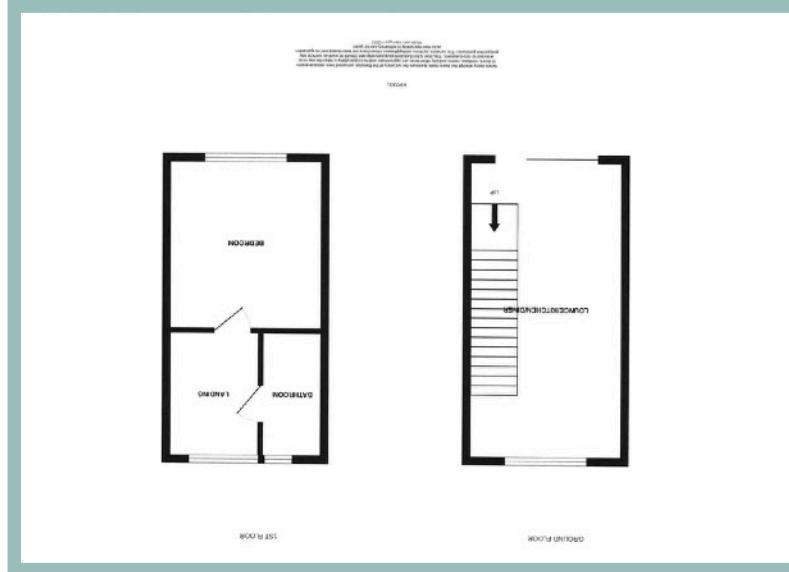
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

We 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 endeavour to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract.

www.fletcherpooles.com

DIAMOND COLLECTION Fletcher Pool



1ST FLOOR



**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
web: www.fletcherpoole.com

First Floor Apartment



Ground Floor Apartment



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")



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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")

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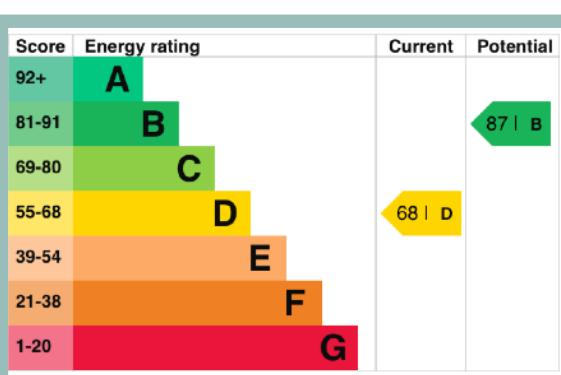
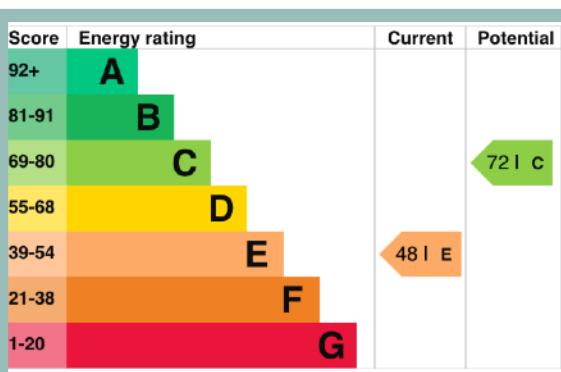
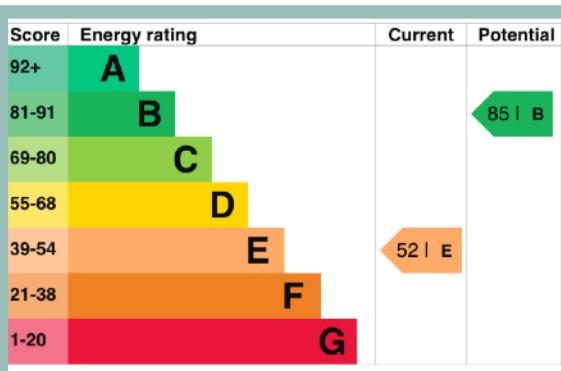
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Location

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

