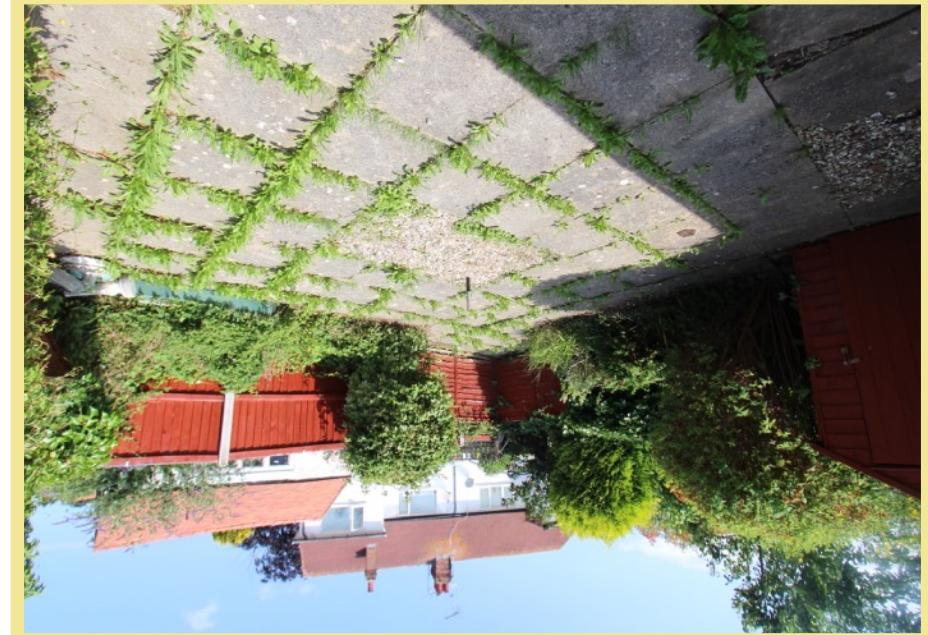
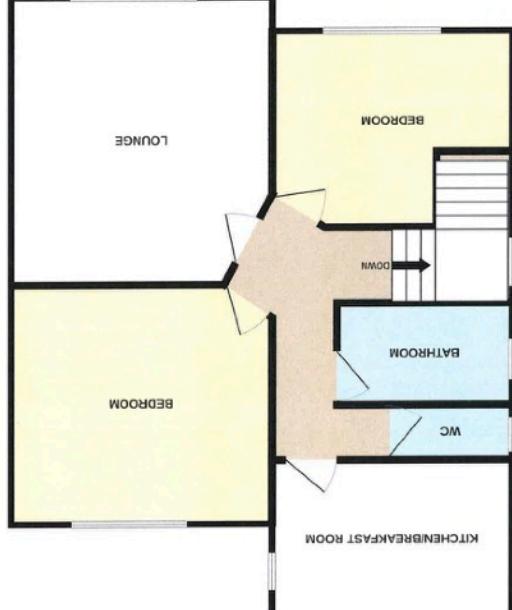


Please contact us before viewing the property. If there is any point of particular importance which you are contemplating travelling some distance to view the property, we will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property.
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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 or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations in relation to the property and we have no authority to do so on behalf of the seller.

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25a Brompton Avenue
Rhos on Sea
LL28 4TE

Two Bedroom First Floor Apartment Situated Close To The Amenities of Rhos on Sea

Description

This two bedroom first floor apartment is situated close to the amenities of Rhos on Sea and a short walk to the promenade. The rooms are light and spacious and there is off road parking and a garden to the rear which is paved. The apartment has its own private entrance with an entrance hall and built in storage and stairs leading to the accommodation which comprises of a good size lounge, kitchen/breakfast room, two double bedrooms, bathroom and separate w.c. There is gas central heating and upvc double glazing.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ POTENTIAL INVESTMENT PROPERTY AS A BUY TO LET
- ✓ LIGHT & SPACIOUS ACCOMMODATION
- ✓ SITUATED CLOSE TO THE AMENITIES OF RHOS ON SEA
- ✓ OFF ROAD PARKING & GARDEN TO THE REAR
- ✓ NO CHAIN

Lounge

4.30m x 3.98m (14'1" x 13'1")



Kitchen/Breakfast Room

3.65m x 2.42m (12'0" x 8'0")



W.C.

1.86m x 0.81m (6'2" x 2'8")

Bedroom One

4.27m x 4.00m (14'0" x 13'1")



Bedroom Two

3.65m x 3.34m (12'0" x 11'0") Maximum

Bathroom

2.67m x 1.56m (8'9" x 5'2")



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, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and take the second turning right onto Cayley Promenade leading onto Whitehall Road, continue to the roundabout, take the second exit onto Brompton Avenue where No.25a can be found on the right.

Council Tax Band: "B" (provided on www.voa.gov.uk)

Energy Performance Rating Band D

Freehold

2 Bedroom First Floor Apartment 25a Brompton Avenue Rhos on Sea LL28 4TE

£139,950

Reduced From £149,950

NO CHAIN

Reference Number: RP3287
5/02/2025

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

