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3 Broadway  
Rhos on Sea  
LL28 4AR

# Well Presented One Bedroom Ground Floor Apartment Situated Close To Local shops, Schools & Amenities

## Description

A well-presented one-bedroom ground floor apartment, situated in the heart of Rhos on Sea and within a ten-minute walk to the promenade and sea front. The property benefits from UPVC double glazing and gas central heating and viewing is highly recommended to appreciate the presentation throughout, large garden and central location. The accommodation briefly comprises entrance porch, large hallway, lounge, double bedroom, modern fitted kitchen with access to driveway, modern shower room, conservatory with french doors out into conservatory and under stairs storage. To the rear is a sunny landscaped garden with flagged patio area, large lawned area and boarders with well-established plants and shrubs. To the front of the property is ample off-road parking and access to a detached garage.

- ✓ WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN A SOUGHT-AFTER AREA CLOSE TO LOCAL SHOPS AND AMENITIES
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES
- ✓ LARGE ENCLOSED REAR GARDEN, OFF ROAD PARKING AND GARAGE

## Lounge

5.19m x 4.00m (17'0" x 13'2")



## Kitchen

3.21m x 3.09m (10'6" x 10'2")



## Store

1.39m x 1.04m (4'7" x 3'5")

## Conservatory

3.19m x 2.49m (10'6" x 8'2")

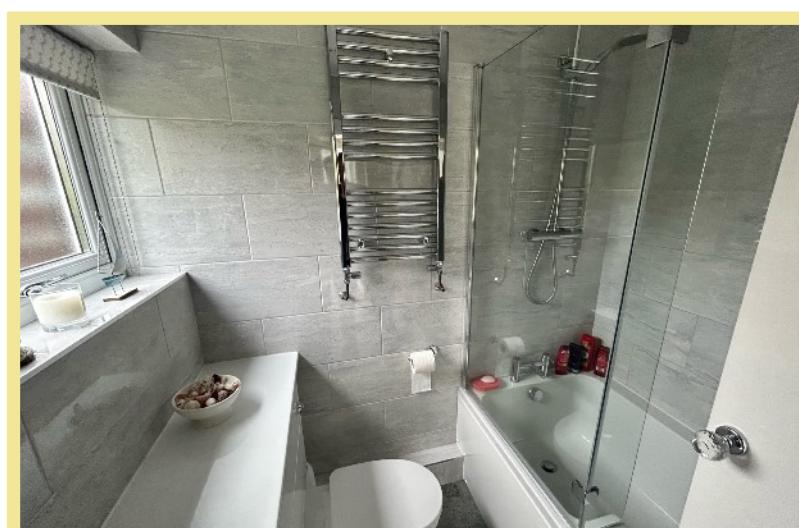
## Bedroom

4.58m x 3.88m (15'0" x 12'9")



## Shower Room

2.03m x 1.79m (6'8" x 5'11")



## 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 Cayley Promenade, bear right onto Whitehall Road, continue to the end of the road, go straight across at the roundabout onto Broadway where No 3 can be found on the left.

Council Tax Band: B

Energy Efficiency Rating: Band D

NB FREEHOLD APARTMENT

Maintenance is split 50/50 with upstairs as and when things need doing

1 Bedroom Ground Floor Apartment

3 Broadway  
Rhos On Sea  
LL28 4AR

£164,950

Reference Number: RP3368  
11/09/23

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)

