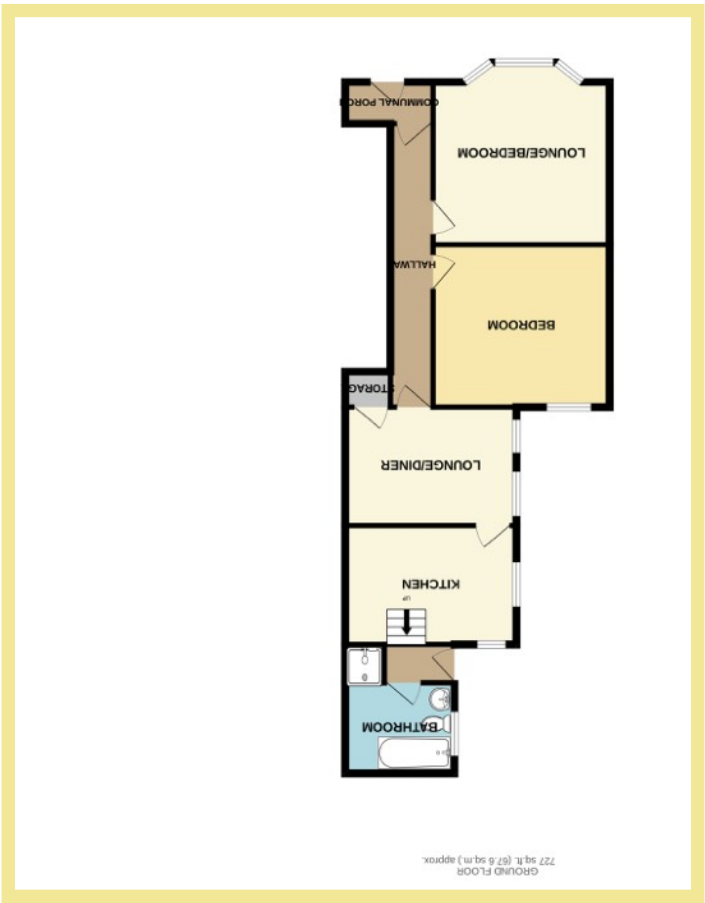


We endeavor to make our sales details accurate and reliable but they should not be as statements or representations of fact and they do not constitute any part of an offer or The seller does not make any representation or give any warranty in relation to the Services, fittings and equipment referred 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

www.fletcherpoole.com

F&P Fletcher & Poole



13b Colwyn Avenue  
Rhos On Sea  
LL28 4RB

# Spacious Two Bedroom Ground Floor Apartment With Outside Garden Space Situated In The Heart Of Rhos on Sea

## Description

This spacious two bedroom ground floor apartment is situated in the heart of Rhos on Sea-steps away from local shops, cafes, promenade & beach. With the additional benefit of its own outside garden space at the rear. Entrance through the communal porch. Apartment 13b comprises of:- Hallway, light & spacious lounge/bedroom with bay window to the front, additional double bedroom, lounge/diner with understairs storage, kitchen with steps up into a small hall and access door into the rear garden. Bathroom with separate shower. The apartment has UPVC double glazed windows and gas central heating. Viewing is highly recommended to appreciate the central location and all this spacious apartment has to offer.

- ✓ SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ STEPS AWAY FROM THE LOCAL SHOPS, CAFES, PROMENADE & BEACH
- ✓ GARDEN SPACE AT THE REAR
- ✓ NO CHAIN

## Bedroom Two/Lounge

13'2" x 12'0" (4.01m x 3.65m)



## Kitchen

12'2" x 8'9" (3.70m x 2.66m)



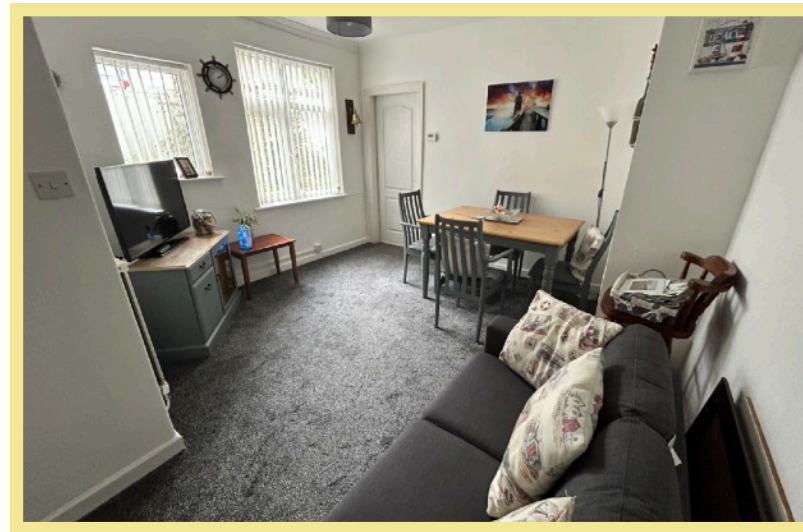
## Bedroom One

13'2" x 12'1" (4.01m x 3.68m)



## Lounge/Diner

12'0" x 10'7" (3.67m x 3.21m)



## Bathroom

6'7" x 6'6" (2.01m x 1.98m)

## Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and it 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 left down Penrhyn Avenue, take the first left turn onto Colwyn Avenue.

Council Tax Band B

Energy Efficiency Rating Band D

NB:- THE APARTMENT IS LEASEHOLD ON A 999 YEAR LEASE  
MAINTENANCE 50/50  
PEPPERCORN GROUND RENT

## 2 Bedroom Ground Floor Apartment

13b Colwyn Avenue  
Rhos on Sea  
LL28 4RB

£139,950

NO CHAIN

Reference Number:RP4102  
11/09/25

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: rhos@fletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		