

Please contact us before viewing the property, if there is any point of particular importance to you are contemplating travelling some distance to view the property. We strongly recommend that the details which we provide about the property is verified by yourself or your advisers. 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 endeavor 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. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

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The image contains two main parts. On the left is a floor plan titled 'GROUND FLOOR' enclosed in a yellow border. The plan shows a layout with a garage (orange box), a lounge/dining room (yellow), a kitchen (yellow), a hall (brown), a storage room (grey), a shower room (green), and two bedrooms (yellow). A porch is also indicated. On the right is a photograph of a brick bungalow with a garage and a driveway. A yellow circle with the letters 'F&P' is overlaid on the top right corner of the photo.



Flat 2, Bay View
31 Llandudno Road
Rhos on Sea
LL28 4UD

Spacious Two Bedroom Ground Floor Apartment With Garage & Off Road Parking, Situated In A Popular & Convenient Residential Area

Description

This spacious two bedroom ground floor apartment is situated in the popular & convenient residential area of Rhos on Sea. Walking distance to the local shops. A short drive from both Llandudno & Colwyn Bay for further amenities.

Benefiting from a garage and off-road parking at the rear. Viewing is essential to appreciate this spacious apartment and it's convenient location.

The accommodation comprises of:-

Entrance porch, spacious lounge with picture window and views towards the Little Orme, kitchen, two spacious double bedrooms and a modern shower room.

There is a good-sized storage cupboard in the hallway.

Outside to the front there is a shared low maintenance garden with it's own allocated garage and off-road parking to the rear.

The apartment benefits from gas central heating & UPVC double glazing throughout.

- ✓ SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ ALLOCATED GARAGE
- ✓ OFF ROAD PARKING
- ✓ TWO DOUBLE BEDROOMS
- ✓ SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS
- ✓ NO CHAIN

Lounge/Diner

6.14m x 4.57m (20'2" x 15'0")



Kitchen

2.58m x 2.39m (8'6" x 7'10")



Porch

1.65m x 1.49m (5'5" x 4'11")

Bedroom One

3.65m x 3.62m (12'0" x 11'11")



Bedroom Two

3.62m x 3.62m (11'11" x 11'11")

Shower Room

2.56m x 2.41m (8'5" x 7'11")



Garage

5.50m x 2.74m (18'0" x 9'0")

Location

The property is located near 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 1 mile respectively 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 and proceed along Penrhyn Avenue, turn left onto Church Road and proceed to the top onto Llandudno Road and turn right.

Council Tax Band: "C" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

NB Apartment is leasehold on a 999 year lease

Ground Rent is £10 per annum

2 Bedroom
Ground Floor
Apartment

Flat 2, Bay View
31 Llandudno Road
Rhos on Sea
LL28 4UD

£154,950
Reference Number:RP4176
8/01/26

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

