

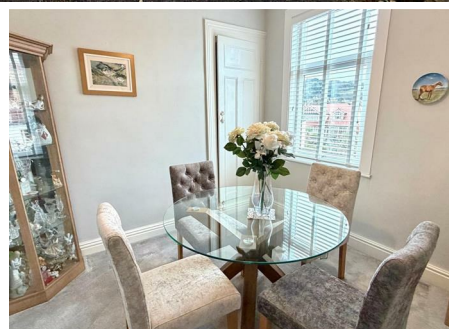
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**AUCTIONEERS
●
ESTATE AGENTS**

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First Floor Flat, 8 Ebberston Road East, Rhos On Sea, Conwy, LL28 4DR



£225,000

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www.bdahomesales.co.uk

A BEAUTIFULLY APPOINTED TWO BEDROOM - TWO RECEPTION ROOM FIRST FLOOR APARTMENT situated on a sought after road close to Rhos On Sea Promenade and within walking distance of the local village shops, restaurants and amenities. The property has been well maintained by the present owner with accommodation comprising: shared entrance porch with front door and stairs leading to the first floor accommodation; reception hall; attractive lounge with window overlooking the front; dining room/ 3rd bedroom; kitchen/ breakfast room; two double bedrooms fully tiled spacious modern bathroom. The property benefits from gas fired central heating and upvc double glazed windows. Outside to the front there is a small attractive border mainly laid to slate to the right of the drive; shared access over the drive to the garage situated on the right hand side within a block of two; small side patio bound by a timber balustrade and steps which lead up to the side of the apartment.

INTERNAL VIEWING ESSENTIAL

The accommodation comprises:-

Door to:

SHARED PORCHWAY

Apartment entrance door to the:

HALLWAY

Tiled floor.

A turned staircase leads to the:

RECEPTION HALL/LANDING



Radiator, upvc double glazed door to the:

OUTER PORCH

Staircase to the rear.

LOUNGE 15'10" x 14'0" max (4.83m x 4.27m max)



Upvc double glazed window overlooking the front, timber fire surround with marble back and hearth, radiator.



DINING ROOM 10'1" x 9'3" (3.08m x 2.83m)



Built in storage cupboard, radiator, upvc double glazed window.

KITCHEN/ BREAKFAST ROOM 13'10" x 9'9" (4.24m x 2.98m)

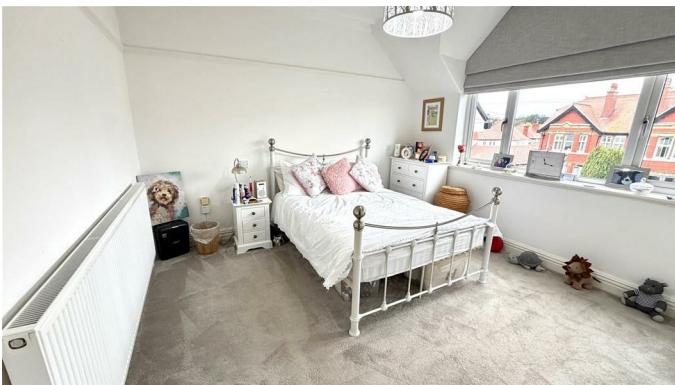


Upvc double glazed windows overlooking the rear, range of base, wall and drawer units, worktop surfaces incorporating inset 1½ bowl sink with mixer tap, fitted electric oven and four ring gas hob with extractor hood above, plumbing for an automatic washing machine, part tiled walls, radiator.

PRINCIPAL BEDROOM 12'11" x 11'10" (3.96m x 3.63m)



Including fitted wardrobes and top box storage, radiator, upvc double glazed window.



BEDROOM 2 12'0" x 10'0" max (3.67m x 3.05m max)



Radiator, upvc double glazed window.

BATHROOM 9'10" x 9'1" (3.02m x 2.77m)



Fully tiled in a modern brick tile, panel bath with centre tap, corner shower cubicle, pedestal wash hand basin and wc, ladder style towel radiator, loft access.

OUTSIDE



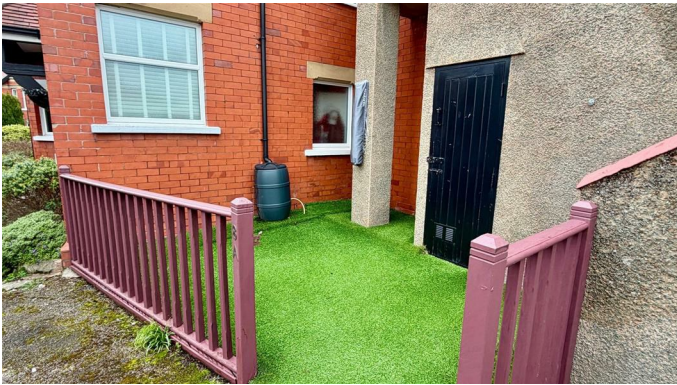
Attractive border laid to slate to the right of the shared drive with access over to:

GARAGE



(Right hand side) - up and over door.

PATIO AREA



Small side patio with timber balustrade and steps up to the apartment.

TENURE

We are advised that the property grants a lease to each other, details of which should be verified by your legal advisor.

COUNCIL TAX

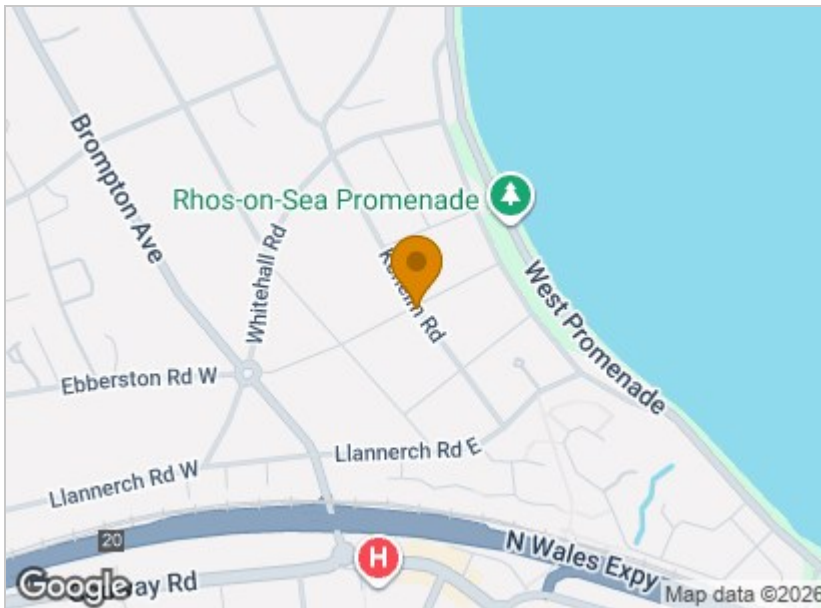
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FIRST FLOOR APARTMENT

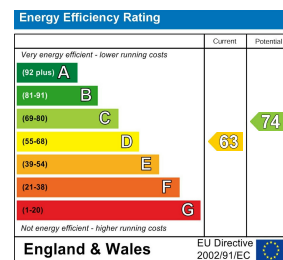


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Directions

From the Co-Op in Rhos on Sea turn towards the promenade and proceed in the direction of Colwyn Bay, turn 2nd right onto the Promenade and continue to the left along the Cayley Embankment, turn 2nd right into Ebberton Road East and No 8 is on the left.
Ref A864 06/03/26

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

