

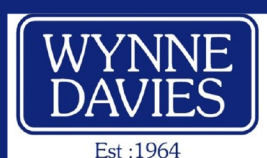
LEASEHOLD - SHARE OF
FREEHOLD



Flat (EPC Rating: D)

FLAT 6, WEST MAINS COURT 19 , TRILLO
AVENUE, RHOS ON SEA, LL28 4NS

£159,950



2 Bedroom Flat located in Rhos On Sea

Nestled in the sought-after area of Rhos On Sea, this delightful top-floor flat on Trillo Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 764 square feet, the property boasts two well-appointed bedrooms, including a master ensuite, ensuring ample space for relaxation and privacy.

The flat features a welcoming reception room that provides a lovely space for entertaining or unwinding after a long day. The two bathrooms add to the practicality of the home, making it ideal for both families and professionals alike.

One of the standout features of this property is the distant views, which can be enjoyed from the comfort of your own home.

Location is key, and this flat does not disappoint. It is conveniently situated close to the village, where you will find a variety of shops and amenities. The nearby promenade invites leisurely strolls, while the beach is just a short walk away, perfect for those sunny days. Additionally, bus stops in the vicinity provide easy access to surrounding areas.

This property presents an excellent opportunity for anyone looking to embrace coastal living in a vibrant community. With its desirable features and prime location, this flat is sure to attract interest. Do not miss the chance to make this charming residence your new home.

MAIN ENTRANCE

Door into the communal covered porchway. Door opening into the communal hallway with stairs leading to the top floor.

FLAT ENTRANCE HALLWAY

4'9" x 12'0"

Wood door opening into the hallway with loft hatch, radiator, storage cupboard housing the Worcester Boiler. Doors to kitchen, living room, two bedrooms and bathroom.

KITCHEN

12'0" x 9'1"

Wooden glazed door opening into the kitchen, a range of beech wood effect wall and base cupboards with granite effect worktop, wall mounted work top, radiator, freestanding cooker. fridge and freezer, free standing dishwasher and washing machine, part tiled walls, and tile effect vinyl floor. Front aspect Upvc double glazed window with views.

LIVING ROOM

14'4" x 14'2"

Front aspect Upvc double glazed patio door and windows opening onto a small balcony with views of the sea. wall shelving.

BEDROOM ONE

17'9" x 12'11"

Good size light room with a Upvc double glazed bay

window with views, integrated wardrobes and vanity unit, radiator, door to en-suite.

ENSUITE

8'1" x 2'7"

Low level w.c. vanity sink and storage cupboard below, tile effect vinyl flooring.

BEDROOM TWO

13'9" x 10'7"

Rear aspect Upvc double glazed window, radiator, storage cupboard, wall shelving.

BATHROOM

5'1" x 8'5"

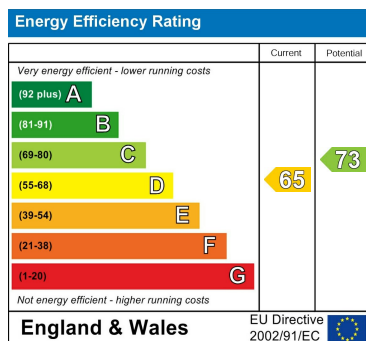
Side aspect Upvc double glazed window, extractor fan, towel rail radiator, part tiled walls, corner shower cubicle, low level w.c., vanity sink, vanity cupboard, storage cupboard, vinyl flooring.



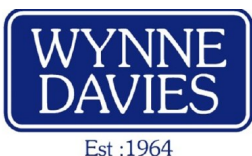


Council Tax Band B

Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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