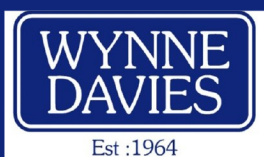




Ground Floor  
Apartment - Purpose Built (EPC Rating: B)

APARTMENT 14, MARINE VIEW APARTMENTS, MARINE ROAD,  
RHOS ON SEA, CONWY, LL28

£230,000 Offers in excess of



## Ground Floor 2 Bedroom Apartment - Purpose Built located in Colwyn Bay

Nestled in the charming area of Rhos On Sea, Colwyn Bay, this delightful Ground Floor Apartment on Marine Road offers a perfect blend of modern living and coastal charm. Built in 2009, this property boasts a generous 893 square feet of well-designed space, making it an ideal home for families or those seeking a comfortable retreat.

As you enter, you are welcomed into a bright and airy reception room that seamlessly flows into an open-plan living kitchen. This contemporary layout is perfect for entertaining and everyday living, allowing for a warm and inviting atmosphere. The kitchen is well-equipped, providing ample space for culinary creations while enjoying stunning sea views that enhance the overall appeal of the home.

The property features 2 bedrooms, each designed to offer comfort and tranquillity along with a study room. With two well-appointed bathrooms, morning routines and family life are made easy and convenient.

Outside, a small courtyard (at the rear of the property) which provides a lovely outdoor space, perfect for enjoying a morning coffee or relaxing in the evening sun, along with a small front aspect patio with sea views. The location is ideal, with the beautiful coastline just a stone's throw away, offering opportunities for leisurely walks and seaside activities.

This modern apartment is not just a home; it is a lifestyle choice, combining the best of contemporary living with the beauty of coastal life. Whether you are looking to settle down or invest in a property with great potential, this residence on Marine Road is certainly worth considering.

### Hallway

15'0" x 3'8" 13'5" x 3'8"

A modern L shaped hallway leading into all rooms.

### Lounge/Kitchen

24'1" x 11'1"

A generously proportioned open-plan kitchen and living area, offering a practical yet comfortable layout ideal for modern living. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, integrated fridge freezer and dishwasher, built-in oven and gas hob with stainless steel extractor hood above. Tiled flooring defines the kitchen area, transitioning seamlessly into a spacious carpeted living space with ample room for seating and dining furniture. The room is well lit with ceiling light fittings and benefits from UPVC double-glazed windows throughout, providing good natural light and energy efficiency. Twin patio doors leading to a front private patio area with sea views.

### Bedroom 1

23'10" x 9'2"

A generously sized master bedroom, attractively presented and offering a well-defined layout. The sleeping area comfortably accommodates a double bed along with additional bedroom furniture, while the room benefits from a walk-through dressing area providing excellent wardrobe and storage potential. This leads through to a private en-suite shower room, creating a practical and private principal suite. The room is finished in neutral tones, enjoys good natural light, and offers a calm and comfortable retreat.

### En-suite

6'5" x 4'4"

A well presented high specification ensuite shower room leading off the master. Tiled flooring and partial tiled walls. a floating sink basin and low level WC.

### Bedroom 2

10'5" x 10'9"

A generously sized second bedroom featuring neutral décor, built-in wardrobes with sliding doors, and uPVC double-glazed windows. Upvc Double glazed door provide direct access to the courtyard and allow plenty of natural light throughout.

### Bathroom

7'2" x 7'2"

A spacious and high specification main bathroom. Beige tiled flooring and tiled walls. A floating sink basin with a low level WC, also featuring a shower over bath.

### Study

7'7" x 7'0"

Study Room with shelving and a Upvc double glazed window also has a wall mounted gas boiler.

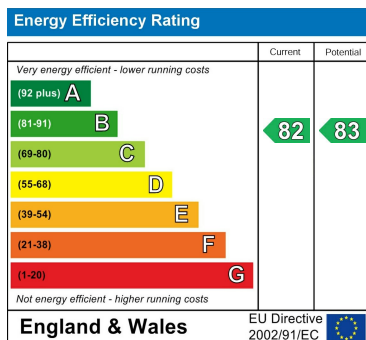


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CONWY, LL28 4NH

Council Tax Band

B

Energy Performance Graph



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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.



Est :1964