


EPC: B

**Marine Road, Rhos on Sea, Colwyn Bay**

Offers Over: £210,000

Beresford Adams













Situated in the heart of the highly sought-after seaside village of Rhos on Sea, this beautifully presented ground floor apartment offers modern coastal living just a stone's throw from the promenade, beach and cycle path.

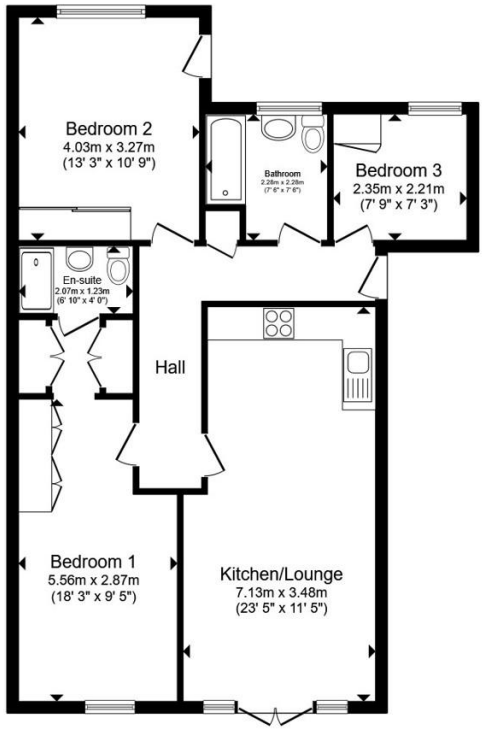
Built in 2009 and extending to approximately 893 sq ft, the property boasts spacious and well-planned accommodation throughout. The heart of the home is the impressive open-plan lounge, dining and kitchen area, providing an ideal space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of modern units, integrated appliances and ample worktop space, while twin patio doors open onto a private front patio where stunning sea views can be enjoyed.

The accommodation comprises two generously sized double bedrooms, including an exceptional principal bedroom featuring a walk-through dressing area with fitted wardrobes and a stylish en-suite shower room. A second double bedroom benefits from built-in wardrobes and direct access to the private rear courtyard. There is also a modern family bathroom and a 3rd single bedroom/study, perfect for those working from home or requiring additional storage & living space.

Externally, the apartment enjoys both a private front patio with sea views and a secluded rear courtyard, providing versatile outdoor spaces for relaxation and entertaining. The property further benefits from an allocated parking space, gas central heating and uPVC double glazing throughout.








Total floor area 77.9 m² (839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£1,629**

Years Left on Lease: **999**

Ground Rent: **£150**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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