Everard Road, Rhos on Sea
Offers Over: £360,000

Beresford Adams



COASTAL LOCATION - FABULOUS SEA AND COASTAL VIEWS

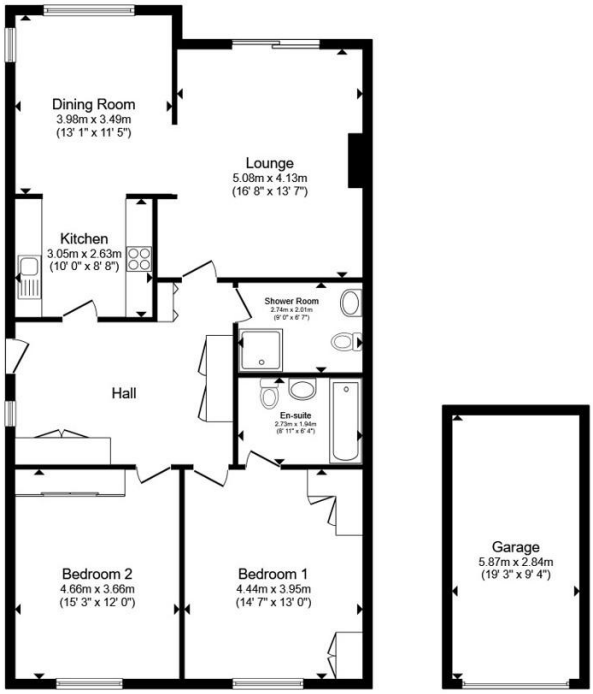
A rare opportunity to acquire a spacious, purpose built ground floor apartment set within one of Rhos on Sea's most desirable residential enclaves. Perfectly positioned just moments from the Cayley Promenade, this exceptional home offers resident's private and direct pedestrian access to the seafront, placing the coastline quite literally on your doorstep.

Situated within a beautifully maintained courtyard development of just nine exclusive apartments, this property combines privacy, convenience, and coastal elegance in equal measure. Rhos on Sea itself is a highly sought after seaside village, renowned for its charming promenade, boutique shops, cafés, and excellent local amenities — all within easy reach. The A55 Expressway is close by, offering swift access across the North Wales coast and beyond.

The apartment is approached via a shared reception hall serving only two homes, enhancing the sense of exclusivity. Inside, a generous reception hall with extensive storage sets the tone for the scale and quality of accommodation throughout. The light filled lounge is a standout feature; an expansive, elegant space with a feature fireplace and a balcony area leading directly to a seated patio area, perfectly positioned to enjoy the captivating sea views. The adjoining double aspect dining room offers an impressive setting for entertaining, flowing seamlessly into the modern fitted kitchen (to include Americal Style Fridge/Freezer and white goods), creating a harmonious and sociable layout.

Both bedrooms are superb doubles, each with fitted wardrobes and dressing tables. The luxurious master suite includes a spacious en suite bathroom, while the second bedroom is served by an additional contemporary shower room.

The development is arranged around immaculately kept communal gardens, maintained by the Residents' Management Committee, offering a peaceful and beautifully landscaped environment. The apartment further benefits from a garage with loft space, power, water and light and allocated parking, ensuring practicality matches the luxury of the setting. The property is equipped with gas central heating and full double glazing, providing comfort and efficiency throughout the year.



Floor Plan **Garage**

Total floor area 127.4 m² (1,372 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

Council Tax Band: **E**

Tenure: **Leasehold**

Years Left on Lease: **998**

Service Charge: **£2,640**

Ground Rent: **£25**

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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