

9 Beaumont Court

Rhos on Sea LL28 4HA

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

9 Beaumont Court

Rhos on Sea LL28 4HA

£345,000

Nestled in the charming area of Rhos On Sea, Colwyn Bay, this beautifully presented first-floor apartment on Everard Road offers a delightful blend of comfort and modern living. With two well-appointed bedrooms, this property is perfect for individuals or small families seeking a serene coastal lifestyle.

Tenure: Leasehold - Council Tax: - E - EPC: TBA

A spacious, self-contained, purpose-built first-floor apartment offering an appealing home for those seeking comfortable coastal living, particularly as a retirement property, with everyday amenities close at hand.

The apartment benefits from UPVC double glazing throughout, ensuring warmth and energy efficiency, complemented by gas central heating for those cooler evenings. Outside, you will find well-maintained communal gardens, perfect for enjoying the fresh air and picturesque surroundings.

Additionally, the property includes a garage with an electric door, offering secure parking and extra storage space.

This apartment is not just a home; it is a lifestyle choice, combining modern amenities with the beauty of coastal living.

INSPECTION HIGHLY RECOMMENDED







Location

Located in a prime coastal area convenient for all local amenities. Rhos on Sea is a highly popular seaside village located on the North Wales coast with range of shops and other amenities. The
property is within easy access of the A55 Expressway.

Accommodation

A communal ground floor entrance opens to a staircase leading to the first floor, where the apartment's front door welcomes you into a spacious reception hall with useful built-in storage cupboards.

The generous lounge provides a comfortable setting for relaxing and entertaining, with direct access to a rear balcony enjoying extensive sea views. An archway connects the lounge to the dining room, creating a natural flow between the living spaces. A further archway leads into the modern kitchen, fitted with a range of units and integrated appliances.

There are two spacious double bedrooms. The principal bedroom benefits from an en suite shower room fitted with a modern suite, while the second bedroom offers comfortable accommodation for family or guests. A separate bathroom features a corner bath, wash basin and WC.

Communal Entrance

Staircase to first floor apartment.

Reception Hall 14'3" narrowing to 7'2" x 16'5" (4.36 narrowing to 2.19 x 5.02)

Lounge 14'11" x 18'9" (4.55 x 5.73)

Balcony 18'9" x 4'6" (5.73 x 1.39)

Dining Room 10'2" x 12'5" (3.12 x 3.80)

Kitchen 9'10" x 9'8" (3.01 x 2.97)

Bedroom 1 15'10" including wardrobe x 12'1" (4.84 including wardrobe x 3.70)







En - Suite Bathoom 6'3" x 9'8" (1.92 x 2.95)

Bedroom 2 12'2" x 13'3" (3.71 x 4.05)

Shower Room 6'4" x 7'4" (1.95 x 2.26)

Outside
The balcony offers an inviting spot to sit and enjoy the coastal outlook. Residents also have use of the communal gardens, and a single garage provides parking or additional storage.

Garage 19'7" x 9'5" (5.99 x 2.89)

Council Tax Band:
Conwy County Borough Council tax band E

Services:
Mains water, gas, electric and drainage connected to the property.

Directions
Along Rhos promenade from the direction of Colwyn Bay, turn left onto Rhos Road in the village centre and first left into Everard Road and Beaumont Court will be viewed a short distance on the left hand side. On entering the driveway number 9 is located on the far left hand side.

Tenure
Please note that the property is leasehold built in 1984, the current annual service charge is £210.00 per month, all residence are leaseholders but are also shareholders in the freehold of Beaumont Court (Rhos On Sea) Ltd. Full details of the lease will be available. There are currently conditions that the properties cannot be let out for holiday purposes, no pets are allowed and the property should be owner occupied. Apartment 9 is one of 9 apartments built in 1984 forming part of Beaumont Court (Rhos On Sea) Ltd. The services charge covers building insurance, maintenance of the exterior of the property including painting and window cleaning, decoration and cleaning of common areas, general maintenance of gardens including boundary wall repairs to forecourt, maintenance of intercom system and fire alarm panels.







Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com

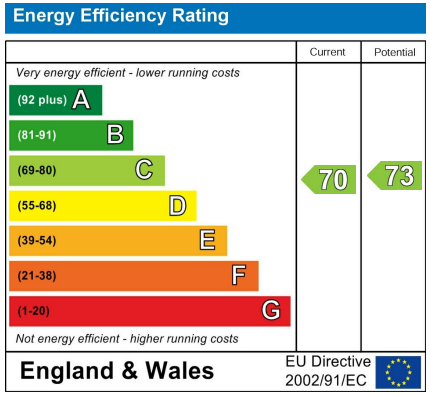
Proof of Identity:

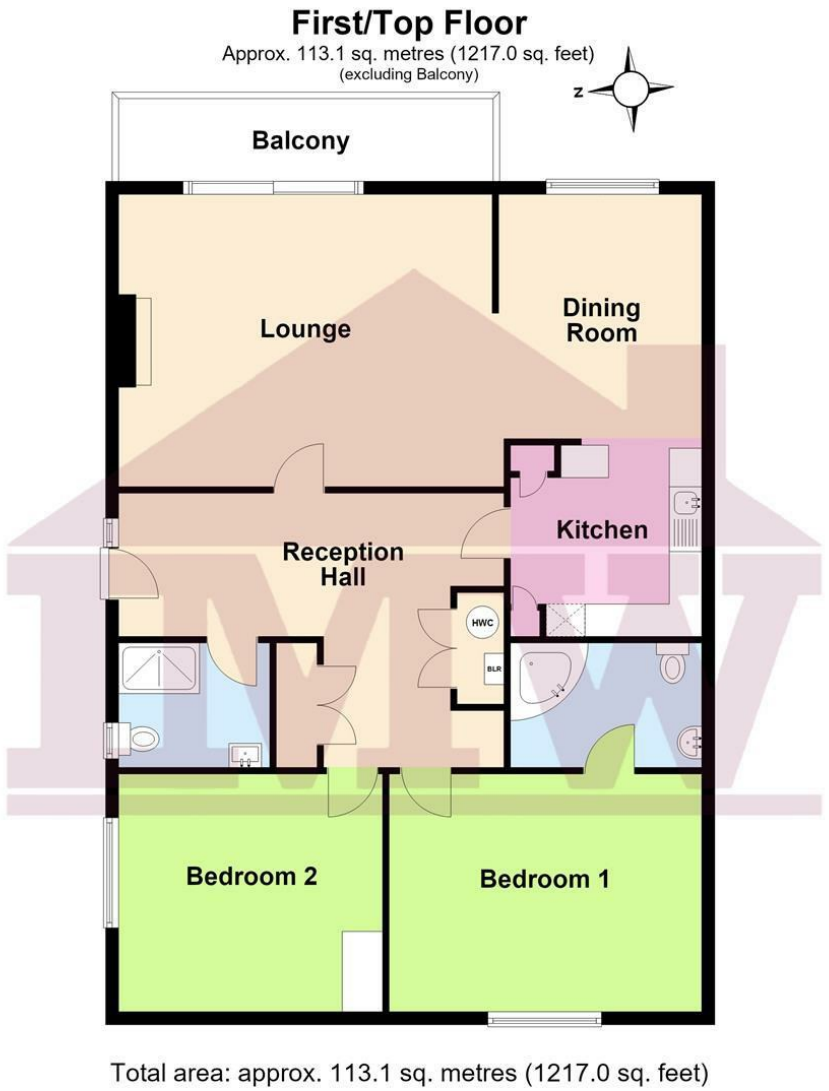
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.











Total area: approx. 113.1 sq. metres (1217.0 sq. feet)

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI