



Maeslan, £240,000

- Beautifully Presented
- Sought-After Location in Rhos
- Driveway, Garage & Carport
- First Floor Bathroom
- Cul-de-sac location
- EPC Rating: D



 3  1  1



About the property

Nestled in a peaceful cul-de-sac in the desirable town of Rhos, this beautifully presented semi-detached dormer-style property offers a perfect blend of comfort, versatility, and convenience.

The property features three well-proportioned bedrooms, including one located on the ground floor, currently used as a study - ideal for those working from home or seeking additional flexible space. With further potential to extend (subject to planning), this home presents an exciting opportunity for buyers looking to make it their own.

Warm and welcoming throughout, the property benefits from gas central heating, a good-sized enclosed rear garden, and ample off-road parking via a driveway, carport, and garage to the side.

This charming home is ideal for first-time buyers, young families, or downsizers, situated within easy reach of both English and Welsh schools, local supermarkets, and transport links to the M4, making commuting a breeze. For those who love the outdoors, the surrounding area boasts beautiful countryside walks, perfect for leisurely weekends.



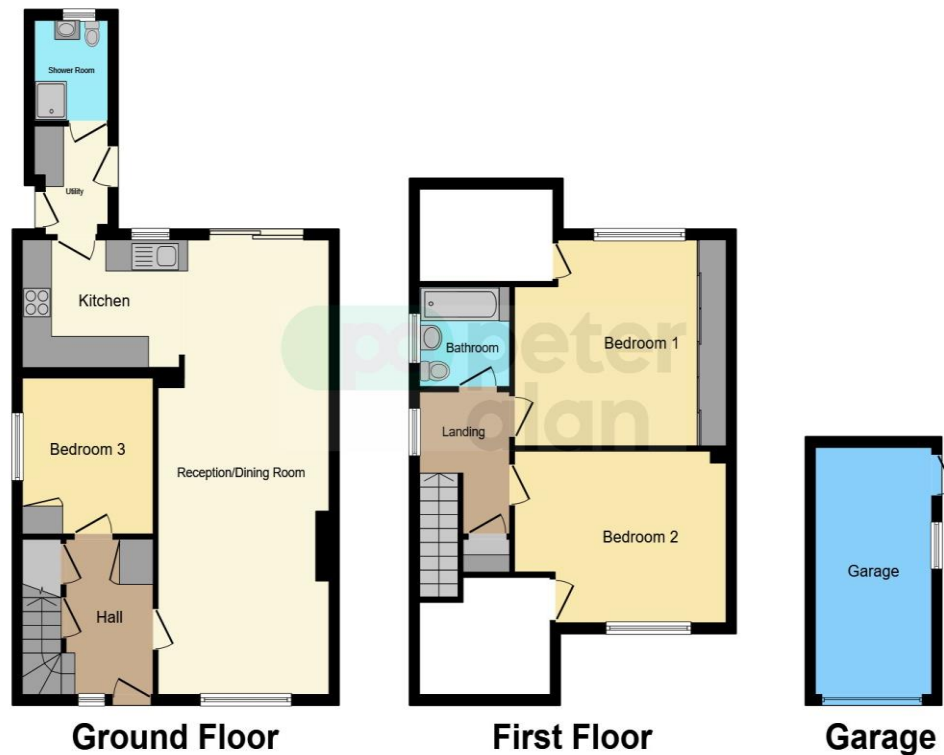
Accommodation

Entrance Hall	6' 6" x 6' 4" (1.98m x 1.93m)
Bedroom Three/Study	Garage
9' 10" x 8' 11" (3.00m x 2.72m)	15' 7" x 8' 2" (4.75m x 2.49m)
Living Room Open Plan	Carport
28' 8" x 11' 7" (8.74m x 3.53m)	19' x 8' 5" (5.79m x 2.57m)
Kitchen Diner	
8' 7" x 8' 1" (2.62m x 2.46m)	
Utility Room	
Shower Room	
6' 3" x 4' 11" (1.91m x 1.50m)	
Landing	
Bedroom One	
14' 3" x 13' (4.34m x 3.96m)	
Bedroom Two	
14' 3" x 10' 9" (4.34m x 3.28m)	
Bathroom	

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Floorplan



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