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Gull Cottage  
6 Penrhos Road  
Rhos on Sea  
LL28 4DB

# Beautifully Presented Four Bedroom Detached House Situated In A Sought After Location & Within A Two Minute Walk Of The Beach

## Description

This four bedroom detached house is beautifully presented throughout and is situated close to local amenities and the promenade. The house was designed by the renowned architect Sidney Colwyn Faulkes OBE and has a light and spacious feel with a wealth of character features. In brief the accommodation comprises on the ground floor; hallway, dining room, large lounge, open plan kitchen/diner and conservatory. To the first floor there are three double bedrooms, a single bedroom with views over the rear garden, two of which enjoy sea views and a beautifully presented bathroom and shower room.

The property benefits from a new boiler, and the front garden has been landscaped with Indian Sandstone with mature shrubs and trees. Viewing is highly recommended to appreciate the spacious layout, presentation throughout and location.

The front garden has recently been totally re landscaped with Indian stone pathways and a seating area with sea views. Hedges walls and abundance of shrubs and flowers. Rear south facing garden is paved Indian stone and astro turf (not flagged) double gates lead to the rear driveway and small orchard area.

Garage treble lined insulated and soundproofed/music room power supply and lighting. The property benefits from a new boiler, gas central heating and upvc double glazing and is well worth viewing to appreciate the size, layout and presentation.

- ✓ FOUR BEDROOM DETACHED HOUSE
- ✓ BEAUTIFULLY PRESENTED THROUGHOUT
- ✓ MAINTAINS A WEALTH OF CHARACTER FEATURES
- ✓ SEA VIEWS FROM ALL FRONT FACING ROOMS
- ✓ SITUATED CLOSE TO LOCAL AMENITIES & THE PROMENADE

## Accommodation

Upvc front door with frosted glazed inset gives access into;

## Entrance Porch

Upvc double glazed side windows and fully glazed door. Victorian design floor tiles and heating. Giving entrance to upvc font door with frosted glass.

## Hallway

Upvc double glazed window to side aspect, coved ceiling, picture rail, radiator, laminate flooring, doors give access to dining room, lounge, cloakroom, kitchen/diner, conservatory and cupboard under the stairs.

## Dining Room

14'5" x 11'8" (4.39m x 3.55m) Upvc double glazed bay window to front aspect with sea views, coved ceiling, picture rail, radiator, open fireplace with tiled surround, laminate flooring.

## Lounge

18'10" x 11'4" (5.74m x 3.45m) Upvc double glazed bay window to front aspect with sea views, upvc double glazed french doors give access to conservatory, coved ceiling, picture rail, radiator, gas fire with stone mantel and hearth, television point, laminate flooring.

## Conservatory

9'7" x 8'9" (2.92m x 2.66m) Upvc double glazed doors give access to garden, radiator, Victorian designed floor tiles with under floor heating.

## Cloakroom

6'4" x 4'0" (1.93m x 1.22m) Upvc double glazed window to side aspect, towel radiator, fully tiled walls, low flush w.c, ceramic wash/hand basin with chrome taps and storage cupboard below, tiled flooring.

## kitchen/Diner

18'5" x 11'8" (5.62m x 3.55m) Upvc double glazed window to side aspect, upvc double glazed window to rear aspect with outlook onto garden, upvc double glazed rear door with frosted gazed inset, door gives access to office, chrome ceiling spotlights, radiator, combination of wall and base units with roll top work surface over, integrated dishwasher, space for fridge/freezer, space for washing machine, space for double gas cooker, sink and drainer with mixer

tap, wall mounted cupboard housing the fuse board, cupboard housing the "Ideal vogue c40" boiler, part laminate and part tiled flooring.

## Office

7'9" x 3'11" (2.36m x 1.19m) Upvc double glazed window with frosted glazed inset to rear aspect, upvc double glazed window with frosted glazed inset to side aspect, radiator, tiled flooring.

Stairs lead to first floor accommodation.

## Landing

Upvc double glazed window to side aspect with frosted glazed inset, upvc double glazed window to side aspect, original timber framed oval glazed feature window to front aspect, doors give access to three bedrooms, bathroom and shower room, hatch gives access to loft.

## Bedroom One

16'0" x 11'3" (4.87m x 3.43m) Upvc double glazed window to front aspect with sea views, picture rail, radiator, built in wardrobes, cast iron feature fireplace, ceramic wash/hand basin with chrome taps and tiled splashback and storage beneath, television point.

## Bedroom Two

10'3" x 10'0" (3.11m x 3.05m) Upvc double glazed window to front aspect with sea views, picture rail, radiator, cast iron feature fireplace, television point.

## Bedroom Three

9'10" x 8'11" (3.00m x 2.71m) Upvc double glazed window to rear aspect, picture rail, radiator, television point.

## Bedroom Four

8'3" x 5'10" x (2.52m x 1.77m) Upvc double glazed window to rear aspect, built in wardrobes.

## Shower Room

7'0" x 6'5" (2.13m x 1.95m) Upvc double glazed window to rear aspect with frosted glazed inset, fully tiled walls, radiator, large modern walk in shower, low flush w.c, ceramic wash/hand basin with chrome mixer tap and storage below, tiled flooring.

## Bathroom

12'10" x 8'1" (3.91m x 2.46m) Upvc double glazed window to side aspect, fully tiled walls, radiator, low flush w.c, modern free standing bath with chrome mixer taps and shower attachment, ceramic wash/hand basin with chrome mixer taps and storage below, tiled flooring.

## Outside

The front garden is tiered with walled and hedged borders also seating area with sea views. The rear garden is enclosed with flagged patio area, access to the garage and off road parking for one vehicle.

## Garage

16'8" x 9'2" (5.08m x 2.79m) Up and over door

## Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and one mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos On Sea office turn towards the Promenade, turn right on to the Promenade where Penrhos Road can be found fourth on the right.

Council Tax Band:"F" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D

4 Bedroom  
Detached  
House  
Gull Cottage  
6 Penrhos Road  
Rhos on Sea  
LL28 4DB

OIRO

**£382,000**

Reduced From £424,950

Reference Number RP1579

9/06/2023

Fletcher & Poole,  
1A Penrhyn Avenue  
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## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

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