

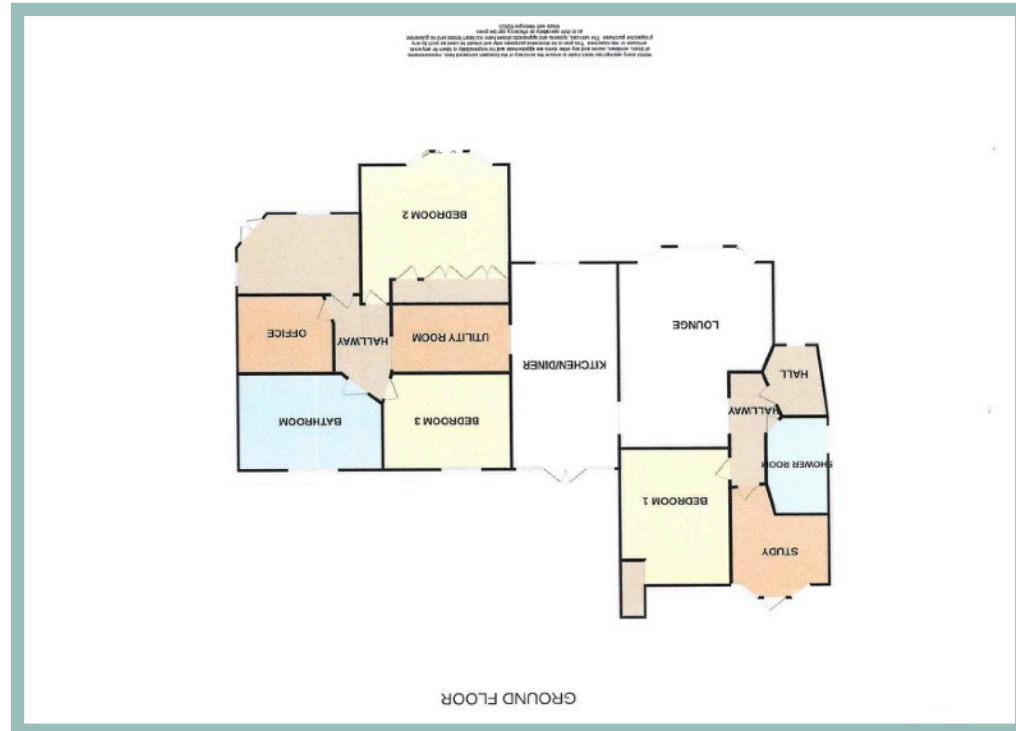
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries for you.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



121 Marine Drive
Rhos on Sea
LL28 4HY

Description

This beautifully presented three/four bedroom link detached bungalow is sat upon a generous plot in Rhos on Sea promenade, a stones throw from the sea and close to the local shops, amenities and golf course. The property has been extensively refurbished by the current owner to include a modern kitchen/diner and beautifully landscaped garden. In brief the property comprises of entrance porch, office, shower room, family bathroom, four bedrooms, large lounge benefitting from sea views, modern kitchen/diner with access to rear garden and utility room and garage. To the rear of the property is a beautifully presented garden recently landscaped and benefitting from seating area, composite decked area and lawn. To the front is access to a circular driveway with parking for up to several vehicles and access to garage. Viewing is essential to appreciate the location, views, quality fixtures and fittings throughout and accommodation on offer.

- ✓ WELL PRESENTED FOUR BEDROOM LINK DETACHED BUNGALOW
- ✓ SAT UPON A LARGE PLOT WITH LANDSCAPED GARDENS & SUBSTANTIAL OFF ROAD PARKING
- ✓ SPECTACULAR LOCATION WITH SEA VIEWS
- ✓ WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN



4 Bedroom
Link Detached
Bungalow

121 Marine Drive
Rhos on Sea
LL28 4HY

£475,000

Reduced From £524,950

NO CHAIN

Reference Number: **RP3306**
24/07/23

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

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

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
m
web: www.fletcherpoole.com





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Lounge

6.87m x 4.16m (22'6" x 13'8")

Kitchen/Diner

7.49m x 2.68m (24'7" x 8'10")

Bedroom One

4.33m x 3.07m (14'3" x 10'1")

Shower Room

3.19m x 1.76m (10'6" x 5'9")

Study

3.04m x 2.48m (10'0" x 8'2")

Utility

2.76m x 2.36m (9'1" x 7'9")

Bedroom Two

4.38m x 3.92m (14'5" x 12'10")

Bedroom Three

3.57m x 3.22m (11'9" x 10'7")

Office

1.96m x 1.76m (6'5" x 5'9")

Bathroom

2.93m x 2.37m (9'8" x 7'9")



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive where No 121 can be found on the left hand side.

Council Tax Band E

Energy Performance Rating Band D

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