

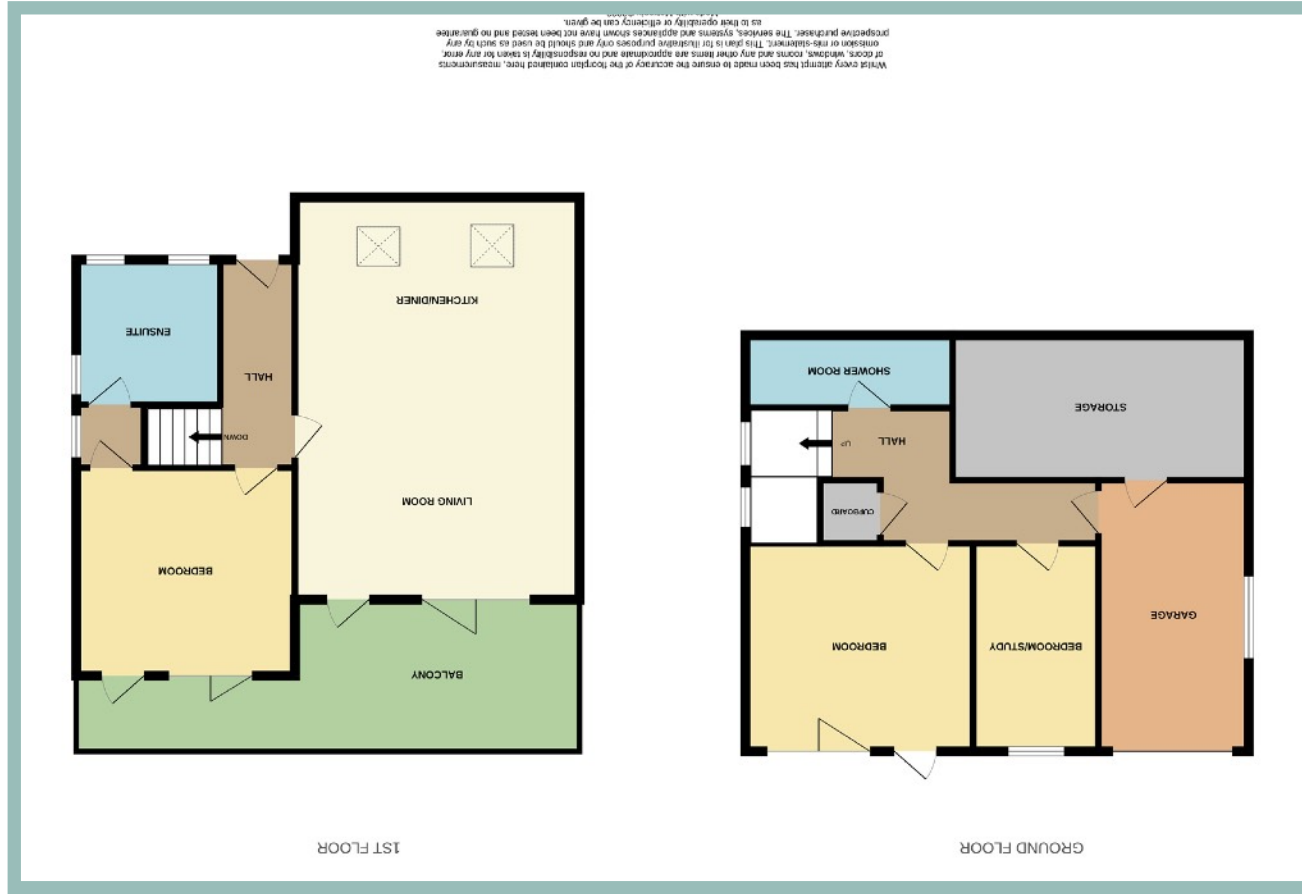
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



95 Dinerth Road
Rhos on Sea
LL28 4YF



Stunning Three Bedroom Split Level House With Far Reaching Countryside Views

Description

A stunning three-bedroom split level house which benefits from panoramic countryside views all the way from the Conwy valley down to the Little Orme. The property has been refurbished and reconfigured to a high standard throughout by the current owners to include a beautiful open plan kitchen/lounge/diner, with a bespoke high end fitted kitchen with large feature island, modern ensuite shower room, bi-folding doors off the lounge, main bedroom and second bedroom, redecorated and new carpets throughout. Outside the property has also been landscaped with a large composite balcony with glass and steel balustrades, with a modern garden room which includes a fitted kitchen, covered outside hot tub area with a landscaped patio and secure parking area. The property also benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation and finish throughout, modern open plan lounge/kitchen/diner with far reaching views and under floor heating, garden room and landscaped gardens. The accommodation on the entry level comprises, hallway, Open plan lounge/kitchen/diner with XyloCleaf Kitchen units with Dekton Radium Industrial work surfaces and Neff intergraded appliances and hot tap, Bi-folding doors provide access to a large composite balcony, Master bedroom with bi-folding doors providing access to the balcony and a feature bridge over the staircase to the modern ensuite shower room. Downstairs is a hallway with cupboard, a large double bedroom with fitted wardrobes and access to the garden, a single bedroom, shower room with toilet and access to an integral garage with a large storeroom underneath the house.

Outside to the front is landscaped and laid to lawn with a bin area and side gate to access the rear garden. The rear garden has a patio area of the bedroom, laid to lawn, with access to a large garden room, hot tub area and metal gates provide access to a secure parking area.

- ✓ STUNNING SPLIT LEVEL THREE BEDROOM HOUSE WITH PANORAMIC COUNTRYSIDE VIEWS
- ✓ REFURBISHED TO A HIGH STANDARD THROUGHOUT
- ✓ MODERN OPEN PLAN KITCHEN/ LOUNGE/DINER WITH COMPOSITE BALCONY LEADING OFF IT
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE FINISH THROUGHOUT
- ✓ LARGE SPACIOUS GARDEN ROOM WITH LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN



3 Bedroom
Detached
House With Large
Garden Room/Office
95 Dinerth Road
Rhos on Sea
LL28 4YF

£384,950

NO CHAIN

Reference Number: RP3436
6/12/23

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

Registered Company
Number 4687367

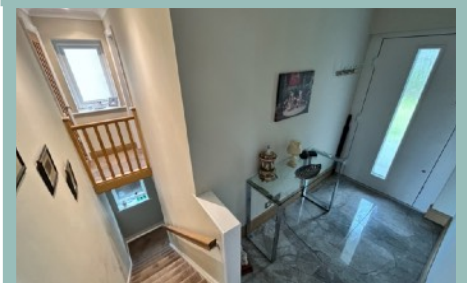
Valuation

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: rhosonseas@fletcherpoole.com
web: www.fletcherpoole.com





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Lounge/Kitchen/Diner

7.30m x 5.14m (23'11" x 16'10")

Master Bedroom

4.08m x 4.01m (13'5" x 13'2")

Ensuite

2.62m x 2.21m (8'7" x 7'3")

Balcony

9.40m x 3.29m (30'10" x 10'10")

Bedroom Two

4.09m x 3.74m (13'5" x 12'3")

Bedroom Three

3.76m x 2.20m (12'4" x 7'3")

Shower Room

3.77m x 0.95m (12'5" x 3'2")

Cupboard

0.95m x 0.71m (3'2" x 2'4")

Integral Garage

5.01m x 2.71m (16'5" x 8'11")

Under Eaves Storage

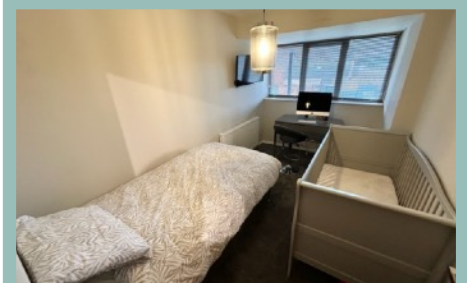
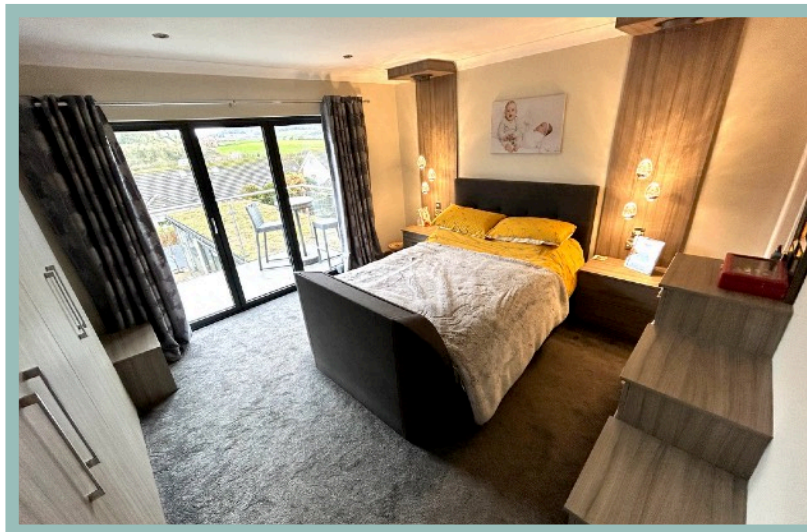
5.28m x 3.08m (17'4" x 10'1")

Garden Room

6.67m x 2.61m (21'11" x 8'7")

Hot Tub Area

2.39m x 2.56m (9'8" x 8'5")



Location

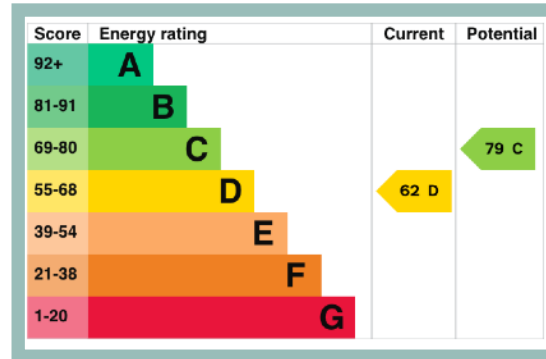
The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway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

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, turn left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road.

Council Tax Band: "E" (provided on voa.gov.uk)

Current Energy Performance Rating Band D



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