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www.fletcherpoole.com

Fletcher & Poole



22 Marston Road  
Rhos on Sea  
LL28 4SG



# Well Presented & Extended Three Bedroom Semi Detached House Situated In An Elevated Position With Far Reaching Views

## Description

A well-presented and extended three bedroom semi detached house, situated in an elevated position with far reaching hillside and sea views. The property benefits from UPVC double glazing and a new combination boiler and viewing is high recommended to appreciate, the spacious layout, Open plan kitchen/diner with Velux windows, elevated position, location and views.

The accommodation on the ground floor briefly comprises, hallway, W.C, spacious lounge/diner with feature fireplace and patio doors onto a raised decked area, open plan kitchen/diner with three feature Velux windows with French doors onto the decked area and a large store cupboard. Upstairs there is a landing, master bedroom with fitted wardrobes, a second double bedroom with far reaching views, a single bedroom with views and a family bathroom with an airing cupboard.

Outside to the front is off road parking for around two cars. The large south facing rear garden has a raised decked area off the lounge and kitchen/diner which benefits from beautiful sunsets over the Little Orme, with access to a garage which could be converted to a garden room with views. Steps lead down to a large lawned area surrounded by mature shrubs, fenced borders and access to further storage under the house.

- ✓ SPACIOUS & EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS
- ✓ EXTENDED WITH OPEN PLAN KITCHEN/DINER
- ✓ RAISED DECKING AREA WITH LARGE SOUTH FACING REAR GARDEN
- ✓ OFF ROAD PARKING

## Lounge/Diner

6.50m x 4.24m (21'4" x 13'11")



## W.C.

1.82m x 1.65m (6'0" x 5'5")

## Cupboard

1.38m x 0.91m (4'6" x 3'0")

## Kitchen/Diner

5.14m x 4.68m (16'10" x 15'4") Maximum



## Bathroom

2.48m x 2.44m (8'2" x 8'0")

## Cupboard

0.74m x 0.55m (2'5" x 1'10")

## Bedroom One

4.23m x 3.63m (14'11" x 11'11")

## Bedroom Two

3.60m x 2.75m (11'10" x 9'0")

## Bedroom Three

3.05m x 1.79m (10'0" x 5'11")

## Garage

5.20m x 2.52m (17'1" x 8'3")

## 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 and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos On Sea office turn right onto the Promenade, first right onto Rhos Road (B5116) At the traffic lights take the right turn onto Llandudno Road, pass the church, take the third left turn onto Marston Road.

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

Energy Performance Rating Band C

3 Bedroom  
Semi Detached  
House

22 Marston Road  
Rhos on Sea  
LL28 4SG

**£264,950**

Reduced From **£279,950**

Reference Number: RP3458  
11/01/24

Fletcher & Poole,  
1A, Penrhyn Avenue  
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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](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

