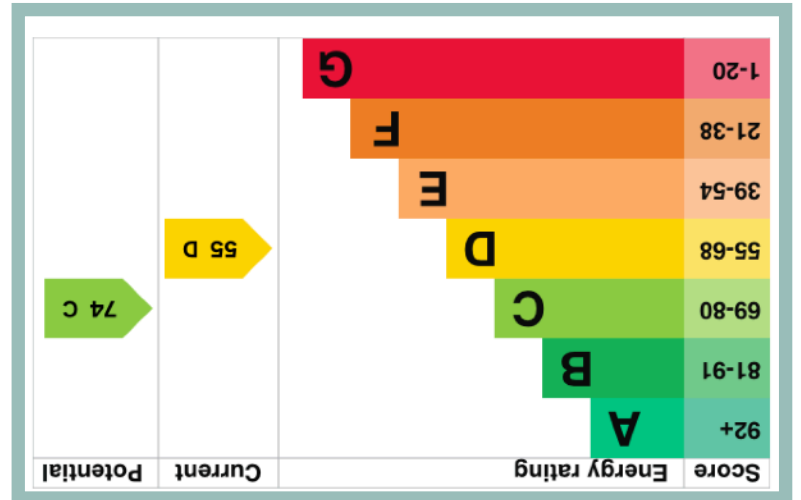


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



1 Brewis Road
Rhos on Sea
LL28 4UA

Four Bedroom Detached House Situated In A Sought After Residential Area

Description

This four bedroom detached house is in the sought after residential area of Rhos on Sea close to the local shops, schools and other amenities. A short drive from Llandudno and Colwyn Bay. The property must be viewed to appreciate the spacious layout and character features.

The accommodation comprises of:

Entrance porch with stained glass windows into the hallway, light and spacious lounge, kitchen/diner, dining room with doors into the large conservatory, utility room and w.c. To the first floor there are four double bedrooms, the master bedroom benefits from fitted wardrobes, far reaching sea views and an ensuite shower room. There is also a family bathroom.

Far reaching views of The Bryn Euryn Nature Reserve can be seen from the rear of the property.

Outside to the front there is ample off road parking on the driveway. The rear, enclosed garden has a seating area, mainly laid to lawn with a border surround and well established plants & shrubs and access to the garage.

- ✓ FOUR BEDROOM DETACHED HOUSE
- ✓ LARGE CONSERVATORY
- ✓ ENCLOSED REAR GARDEN
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ AMPLE OFF ROAD PARKING & GARAGE



4 Bedroom Detached House

1 Brewis Road
Rhos on Sea
LL28 4UA

£449,950

Reference Number: RP3484
8/02/24

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
web: www.fletcherpoole.com





4 Bedroom Detached House

1 Brewis Road
Rhos on Sea
LL28 4UA

£449,950

Reference Number: **RP3484**
8/02/24

Fletcher & Poole,
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Lounge

4.09m x 3.72m (13'5" x 12'3")

Kitchen/Diner

6.27m x 2.86m (20'7" x 9'5")

Dining Room

4.25m x 3.70m (14'0" x 12'2")

Conservatory

3.50m x 3.45m (11'6" x 11'4")

Utility Room

1.95m x 1.66m (6'5" x 5'6")

W.C.

1.49m x 0.80m (4'11" x 2'8")

Master Bedroom

4.09m x 3.10m (13'5" x 10'2")

Ensuite

2.64m x 0.94m (8'8" x 3'1")

Bedroom Two

3.21m x 3.07m (10'7" x 10'1")

Bedroom Three

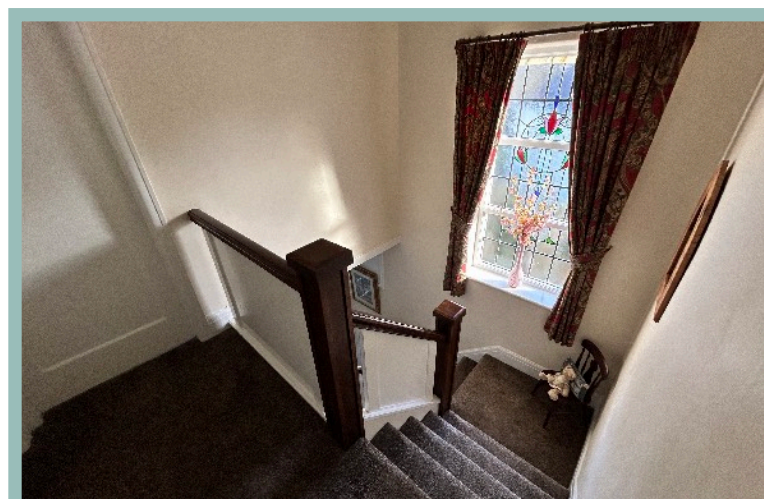
4.40m x 2.89m (14'5" x 9'6")

Bedroom Four

3.18m x 2.85m (10'5" x 9'4")

Bathroom

3.07m x 1.88m (10'1" x 6'2")



4 Bedroom Detached House

1 Brewis Road
Rhos on Sea
LL28 4UA

£449,950

Reference Number: *RP3484*
8/02/24

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

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web: www.fletcherpoole.com

Garage

5.86m x 2.87m (19'3" x 9'5")

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 1 and 3 miles 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 left down Penrhyn Avenue, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, take the first left turn onto Brewis Road.

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

Energy Performance Rating Band D

