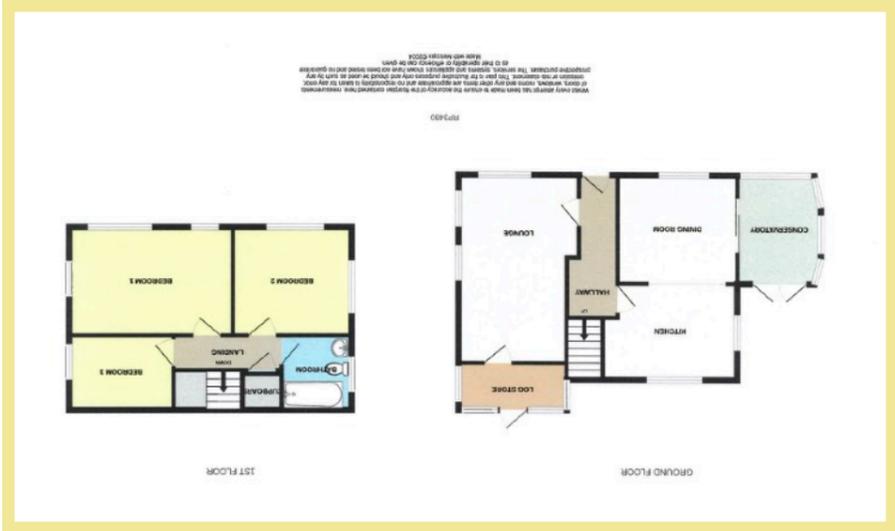


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole



25 Llwyn Onn  
Rhos On Sea  
LL28 4BZ

# Three Bedroom Detached House With Conservatory Situated Close To The Amenities Of Rhos on Sea

## Description

This three bedroom detached house is situated in a quiet cul de sac, close to the amenities of Rhos on Sea, Promenade and beach.

The accommodation benefits from a kitchen(new in 2023), dining area with original open fire and conservatory. Lounge with log burner and log store/utility. Three bedrooms and a family bathroom. Outside the garden has various seating areas including a newly landscaped paved seating area with pond and new shed. There is UPVC double glazing and gas central heating throughout. The property benefitted from a total rewire, new boiler and radiators in 2022.

- ✓ THREE BEDROOM DETACHED HOUSE
- ✓ KITCHEN/DINER
- ✓ CONSERVATORY
- ✓ PLENTY OF OUTSIDE SPACE
- ✓ SITUATED CLOSE TO THE AMENITIES OF RHOS ON SEA, PROMENADE & BEACH

## Lounge

17'5" x 11'0" (5.30m x 3.36m)



## Kitchen/Diner

18'8" x 11'0" (5.69m x 3.34m)



## Log Store/Utility

10'0" x 4'5" (3.05m x 1.33m)

## Conservatory

9'9" x 7'5" (2.98m x 2.26m)

## Bedroom One

15'0" x 10'0" (4.57m x 3.05m)



## Bedroom Two

10'11" x 9'11" (3.33m x 3.03m)

## Bedroom Three (currently being used as an office)

9'10" x 6'10" (3.00m x 2.09m)

## Bathroom

6'10" x 6'5" (2.08m x 1.94m)



## Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three 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 onto the Promenade and first right onto Rhos Road, fourth right onto Elwy Road and first left onto Bryn Eglwys, turn left onto Llwyn Onn.

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

Energy Performance Rating Band D

3 Bedroom  
Detached  
Home

25 Llwyn Onn  
Rhos On Sea  
LL28 4BZ

£214,950

Reference Number:RP3490  
12/02/24

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |