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www.fletcherpoole.com



26 Alwen Drive
Rhos on Sea
LL28 4YB

Well Presented Three Bedroom End Terrace Town House Enjoying Superb Views

3 Bedroom
End Terrace
Town House

26 Alwen Drive
Rhos on Sea
LL28 4YB

£189,950

Reference Number: RP628
22/02/24

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

Description

This well presented modern three bedroom end terrace town house is situated in a cul de sac location and enjoys superb far reaching views to the rear aspect. The light and well planned accommodation comprises; hallway, cloakroom, lounge opening into the dining area which has patio doors onto the garden, kitchen, three bedrooms, bathroom, upvc double glazing, gas central heating, beautifully presented front and rear gardens, garage and parking.

- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ TUCKED AWAY CUL DE SAC LOCATION
- ✓ LIGHT AND SPACIOUS ACCOMMODATION
- ✓ GARAGE AND PARKING

Accommodation

Upvc frosted coloured leaded light front door giving access into;

Entrance Hall

Coved ceiling, single panel central heating radiator, telephone point, cupboard housing the gas and electric meters, under stairs storage cupboard.

Cloakroom

Low flush w.c, wash/hand basin, extractor, coved ceiling.

Lounge

16'2" x 11'6" (4.93m x 3.50m) Extending into the dining area, measuring overall 25'1" (7.65m)

Lounge Area

Coved ceiling, upvc double glazed bay window with deep window sill to front aspect, single panel central heating radiator, electric fire with marble inset and hearth and decorative surround, television aerial, wall mounted central heating thermostat.

Archway through to the dining area.

Dining Area

Coved ceiling, upvc double glazed sliding patio doors to rear aspect with lovely far reaching views extending towards the Little Orme, Penrhyn Bay and Penrhynside, double panel central heating radiator.



Kitchen

8'9" x 8'5" (2.66m x 2.56m) Coved ceiling, upvc double glazed window to rear aspect with views towards the Little Orme and Penrhynside, wall mounted "Worcester" combination boiler, range of high gloss white wall and base units with roll top work surface over, stainless steel sink and drainer with hot and cold mixer tap, glazed display cabinet, space for electric oven, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, laminate floor.

Stairs from hallway giving access to first floor accommodation.

Landing

Storage cupboard.

Bedroom One

13'4" x 11'2" (4.06m x 3.40m) Upvc double glazed window to front aspect, single panel central heating radiator.

Bedroom Two

11'6" x 9'9" (3.50m x 2.97m) Upvc double glazed window to rear aspect with superb far reaching sea, mountain and countryside views extending towards the Little Orme, Penrhynside and Penrhyn Bay, single panel central heating radiator.

Bedroom Three

10'2" x 7'7" (3.10m x 2.31m) Upvc double glazed window to front aspect, single panel central heating radiator, storage cupboard with access to the loft.

Bathroom

7'7" x 6'8" (2.31m x 2.03m) Upvc frosted double glazed window to rear aspect, three piece bathroom suite comprising of a curved bath with curved shower screen and electric shower, low flush w.c, wash/hand basin, double panel central heating radiator, fully tiled walls with border.

Outside

To the front of the property the front garden is well maintained and mainly laid to lawn with well planted borders, flagged patio seating area. The pathway down the side of the house with timber gate gives access to a beautifully landscaped rear garden which is laid to a flagged patio seating area with golden stone chippings, a lawned area and well planted borders, fenced boundaries.

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and it is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right down Penrhyn Avenue, left onto Church Road, proceed to the T junction, turn right, take the second left onto Dinerth Road, left onto Prince's Drive, first right onto Alwen Drive.

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

Energy Performance Rating Band C

