

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](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



9 College Avenue  
Rhos on Sea  
LL28 4NT

# Beautifully Presented & Spacious Four Bedroom Semi Detached House Situated Close To The Promenade & Rhos on Sea Village

## Description

A beautifully presented and spacious four bedroom semi detached house which maintains a wealth of original features and is situated within walking distance of the promenade and Rhos on Sea village.

The property has been refurbished by the current owners internally to include fully redecorated throughout with new carpets and benefits from a light and spacious feel throughout. Also externally to the rear there is a new raised decked area of the sunlounge.

The property also benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, presentation throughout and central village location.

The accommodation on the ground floor briefly comprises, porch, large hallway with original features, spacious lounge with feature bay window, a second large lounge/dining room with a sunroom leading off it with French doors onto the raised decking, large open plan kitchen/diner with fully fitted kitchen with integrated appliances, utility room and cupboard under the stairs. Upstairs there is a spacious landing, large double bedroom to the front with bay window and sea views, a further two large double bedrooms, a fourth smaller double bedroom and a family bathroom with separate shower and bath.

Outside to the front is a blocked paved driveway with off road parking for around four cars with access to a garage. The rear garden has fenced borders with access to a raised decked area of the sunlounge, laid to lawn with borders containing mature shrubs and trees.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED WITHIN WALKING DISTANCE OF THE PROMENADE AND VILLAGE
- ✓ REDECORATED AND NEW CARPETS THROUGHOUT
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES
- ✓ SPACIOUS PROPERTY PROVIDES A WEALTH OF ACCOMMODATION
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN



4 Bedroom  
Semi Detached  
House

9 College Avenue  
Rhos on Sea  
LL28 4NT

£395,000

**NO CHAIN**

Reference Number: RP3526  
14/03/24

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

Registered Company  
Number 4687367

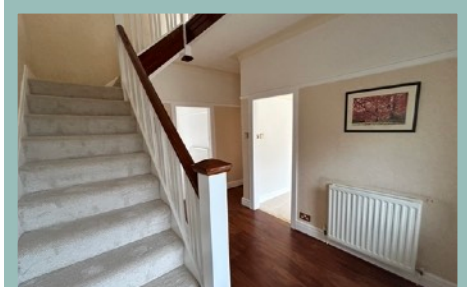
## Valuation

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  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





## 4 Bedroom Semi Detached House

9 College Avenue  
Rhos on Sea  
LL28 4NT

**NO CHAIN**

**£395,000**

Reference Number: **RP3526**  
14/03/24

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#### Porch

2.58m x 0.91m (8'6" x 3'0")

#### Cupboard

2.09m x 0.75m (6'10" x 2'6")

#### Lounge

5.01m x 3.89m (16'5" x 12'9") Maximum

#### Lounge/Dining Room

4.52m x 3.71m (14'10" x 12'2")

#### Sun Room

3.82m x 2.01m (12'7" x 6'7")

#### Kitchen/Diner

5.68m x 3.50m (18'8" x 11'6")

#### Utility

2.78m x 2.03m (9'1" x 6'8")

#### Bedroom One

5.10m x 3.93m (16'9" x 12'11") Maximum

#### Bedroom Two

4.52m x 3.72m (14'10" x 12'2")

#### Bedroom Three

2.91m x 2.82m (9'7" x 9'3")

#### Bedroom Four

2.71m x 2.70m (8'11" x 8'10")

#### Bathroom

2.71m x 1.97m (8'11" x 6'6")

#### Garage

5.21m x 2.83m (17'1" x 9'4")



## 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 towards the promenade and then left onto the promenade. Proceed in the direction of Llandudno and Penrhyn Bay taking the fourth left turn onto College Avenue.

Council Tax Band: F

Energy Performance Rating Band TBC

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Semi Detached  
House

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