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Fletcher & Poole



23 First Avenue
Rhos On Sea
LL28 4DQ

Beautifully Presented Three Bedroom Semi Detached House On A Large Plot With The Potential To Extend

Description

A beautifully presented and spacious three bedroom semi detached house which is situated on a large plot and has the potential to be extended. The property benefits from UPVC double glazing and gas CH and has been recently decorated throughout with new carpets and viewing is highly recommended to appreciate the presentation throughout, large plot and potential to extend.

The accommodation on the ground floor briefly comprises, hallway, spacious lounge with dual aspect windows and quality wood effect laminate flooring, cupboard, and open plan kitchen/diner with a modern fitted kitchen. Upstairs there is a light spacious landing, with two double bedrooms, a single bedroom and a modern family bathroom.

Outside the property benefits from off road parking for two cars. The large rear garden is enclosed with fenced borders, laid to lawn, with mature trees with a raised decked area with access to a shed and a garden room.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED ON A LARGE PLOT WITH THE POTENTIAL TO EXTEND
- ✓ REDECORATED THROUGHOUT WITH NEW CARPETS
- ✓ LARGE GARDEN WITH DECKING AND GARDEN ROOM
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

Lounge

5.30m x 3.32m (17'5" x 10'11")



Kitchen/Diner

3.64m x 3.32m (11'11" x 10'11")



Cupboard

1.01m x 0.86m (3'4" x 2'10")

Bedroom One

3.66m x 2.72m (12'0" x 8'11")



Bedroom Two

3.30m x 3.24m (10'10" x 10'8")

Bedroom Three

2.64m x 2.52m (8'8" x 8'3")

Bathroom

2.25m x 1.90m (7'5" x 6'3")



Garden Room

4.49m x 2.33m (14'9" x 7'8")

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 which are 1 mile and 3 miles respectively and 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 left down Penrhyn Avenue, turn left onto Church Road, then right onto First Avenue.

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

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House

23 First Avenue
Rhos On Sea
LL28 4DQ

£194,950

Reference Number: RP3535
25/03/24

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

