

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

Fletcher & Poole
DIAMOND COLLECTION



2 Brompton Park
Rhos on Sea
LL28 4TN

Beautifully Presented & Spacious 3/4 Bedroom Detached House Situated In A Sought After Residential Location

Description

A beautifully presented and spacious 3/4 bedroom detached house situated in the desirable residential location of Brompton Park and Situated close to the local amenities of Rhos on Sea village and promenade.

The property benefits from a new roof, UPVC double glazing and gas CH and viewing is highly recommended to appreciate the wealth of accommodation on offer, presentation throughout, landscaped gardens and location.

The accommodation on the ground floor briefly comprises, hallway with access to an integral garage and cloakroom, spacious lounge which leads through into the dining room with views over the garden, Modern fitted kitchen with integrated appliances, separate utility room with access to a store cupboard/pantry, large double bedroom with fitted wardrobes and views over the garden, modern bathroom, W.C and store cupboard. Upstairs is a feature landing, with access to a large double bedroom with fitted wardrobes, a second double bedroom which has a study leading off it with access to further room which could be used as a fourth bedroom with a walk in wardrobe.

Outside the property is set within beautifully landscaped gardens with a new modern block paved drive with off road parking for around three cars and access to a garage and car port, laid to lawn with borders containing mature shrubs and trees. The property has the added benefit of two gardens either side of the property, the garden to the left is landscaped with a flagged patio area with a UPVC corner summerhouse surrounded by mature shrubs and trees, to the right of the property is a second sunny and landscaped garden, laid to lawn surrounded by a beech hedge with access to a shed.

- ✓ BEAUTIFULLY PRESENTED AND SPACIOUS 3/4 BEDROOM HOUSE
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ WITHIN WALKING DISTANCE OF RHOS ON SEA VILLAGE AND PROMENADE
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE WEALTH OF ACCOMMODATION
- ✓ MODERN CONTEMPORARY KITCHENS AND BATHROOMS THROUGHOUT
- ✓ TWO LANDSCAPED GARDENS WITH SUMMER HOUSE
- ✓ OFF ROAD PARKING, GARAGE AND CAR PORT
- ✓ NO CHAIN



3/4 Bedroom
Detached
House

2 Brompton Park
Rhos on Sea
LL28 4TN

£479,950

Reduced From £495,000

Reference Number: RP3443
18/12/23

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



Lounge

5.76m x 4.27m (18'11" x 14'0")

Kitchen

4.35m x 3.86m (14'3" x 12'8")

Dining Room

4.53m x 3.51m (14'11" x 11'6")

Utility

2.42m x 2.25m (8'0" x 7'5")

Store Room

1.45m x 1.31m (4'9" x 4'4")

W.C.

1.67m x 0.89m (5'6" x 2'11")

Bathroom

2.25m x 1.65m (7'5" x 5'5")

Bedroom One

4.42m x 3.60m (14'6" x 11'10")

Cupboard

4.42m x 1.23m (14'6" x 4'1")

Integral Garage

5.11m x 2.41m (16'9" x 7'11")

Bedroom Two

4.54m x 3.62m (14'11" x 11'11")

Study

2.25m x 2.16m (7'5" x 7'1")

Bathroom

2.41m x 1.66m (7'11" x 5'6")

Bedroom Three

3.89m x 2.77m (12'9" x 9'1")

Cupboard 1

4.79m x 3.71m (15'9" x 12'2")

Cupboard 2

3.50m x 2.18m (11'6" x 7'2")

Cupboard 3

1.83m x 0.80m (6'0" x 2'8")

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email: rhosonseal@fletcherpoole.co.uk
web: www.fletcherpoole.com



Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From our Rhos On Sea office turn towards the Promenade, turn right onto the promenade, turn right onto Rhos Road, at the traffic lights go straight on, Brompton Park is the first turning on the left.

Council Tax Band F

Energy Performance Rating Band D

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