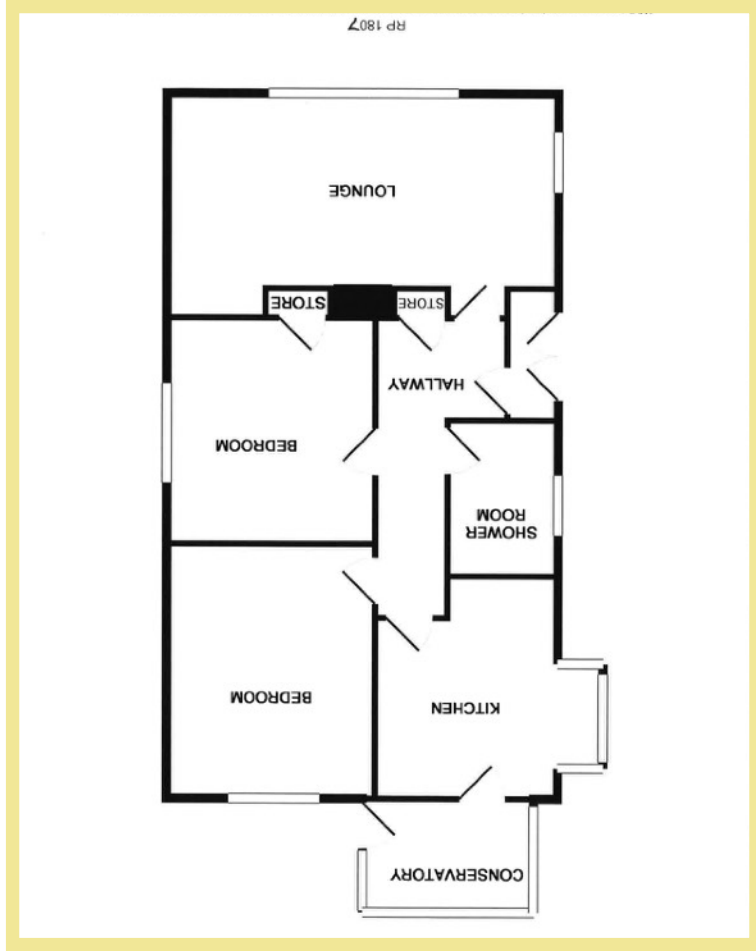


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole



2 Bodnant Road
Rhos On Sea
LL28 4SU

Immaculately Presented Two Bedroom Detached Bungalow

Description

Situated in a popular residential area close to the amenities of Rhos on Sea this two bedroom detached bungalow is immaculately presented and well maintained. Occupying a large corner plot and set within beautifully landscaped gardens which offer far reaching hillside views.

The accommodation in brief comprises of porch, hallway, double aspect lounge, kitchen which leads into a conservatory, two double bedrooms and modern contemporary shower room.

The property benefits from UPVC double glazing and a new combination boiler within the last 4 years.

Viewing is highly recommended to appreciate the presentation throughout, the landscaped gardens, location and views.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ IMMACULATEDLY PRESENTED & MAINTAINED
- ✓ OCCUPYING A CORNER PLOT WITH GARAGE & OFF ROAD PARKING FOR UP TO FOUR CARS
- ✓ FULLY MAINTAINED BURGLAR ALARM SYSTTEM

Lounge

20'11" x 11'11" (6.38m x 3.63m)



Kitchen

11'10" x 11'9" (3.60m x 3.58m)



Bedroom One

13'6" x 11'2" (4.11m x 3.40m)



Conservatory

10'3" x 6'8" (3.12m x 2.03m)



Bedroom Two

11'11" x 11'2" (3.63m x 3.40m)

Shower Room

8'3" x 5'10" (2.51m x 1.78m)



Garage

16'1" x 8'9" (4.90m x 2.66m)

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, left onto Church Road, proceed to the T junction, turn right onto Llandudno Road, second left onto Dinerth Road, fourth right on to Craig View and left onto Bodnant Road.

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

Energy Performance Rating Band E

2 Bedroom
Detached
Bungalow

2 Bodnant Road
Rhos On Sea
LL28 4SU

£299,950

Reference Number: RP1807
24/04/2024

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

