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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

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

Fletcher & Poole



202 Dinerth Road  
Rhos on Sea  
LL28 4UH

# Beautifully Presented Two Bedroom Detached Bungalow With Loft Room Situated On A Large Corner Plot In A Sought after Location

## Description

A beautifully presented and spacious two bedroom detached bungalow with additional loft room, located on large corner plot and a popular residential location and within walking distance of the bus route and Coop convenience store. The property has recently been decorated throughout and benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, location and large corner plot with mature gardens.

The accommodation briefly comprises, hallway, spacious lounge with feature bay window and original fireplace, dining room with patio door onto the garden, a fully fitted kitchen with integrated hob and oven, small utility room/pantry, a large double bedroom with bay window, a second smaller double bedroom and family bathroom. Stairs from the hallway give access to an additional loft room which could be used as a third bedroom, hobby room or second lounge with under eaves storage.

Outside the property benefits from off road parking for two cars with access to a large garage with electric door. The gardens are laid to lawn with a variety of mature shrubs and trees with a decked area off the dining room with Pergoda benefitting from views towards Bryn Euryn Nature reserve, with access to a garden store room where the modern combination boiler is located.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW WITH ADDITIONAL LOFT ROOM
- ✓ SITUATED IN A SOUGHT AFTER LOCATION ON A LARGE CORNER PLOT
- ✓ CLOSE TO BUS ROUTE AND CONVENIENCE STORE
- ✓ DECORATED THROUGHOUT
- ✓ OFF ROAD PARKING AND LARGE GARAGE
- ✓ NO CHAIN

## Hallway

3.66m x 1.86m (12'0" x 6'2")

## Lounge

4.68m x 3.66m (15'4" x 12'0")



## Dining Room

3.33m x 2.84m (10'11" x 9'4")

## Cupboard

1.13m x 0.49m (3'9" x 1'8")

## Kitchen

2.84m x 1.93m (9'4" x 6'4")



## Utility/Pantry

0.92m x 0.89m (3'1" x 2'11")

## Bedroom One

4.69m x 3.64m (15'5" x 11'11")

## Bedroom Two

3.17m x 2.71m (10'5" x 8'11")

## Bathroom

2.75m x 1.49m (9'0" x 4'11")

## Garden Store

1.89m x 0.82m (6'3" x 2'9")

## Loft

5.07m x 4.45m (16'8" x 14'7")

## Garage

6.23m x 3.75m (20'5" x 12'4")

## Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles, 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 left down Penrhyn Avenue, turn left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band D

2 Bedroom  
Detached  
Bungalow

202 Dinerth Road  
Rhos on Sea  
LL28 4UH

£295,000

**NO CHAIN**

Reference Number:RP3577  
8/05/24

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

