

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.

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Fletcher & Poole
DIAMOND COLLECTION



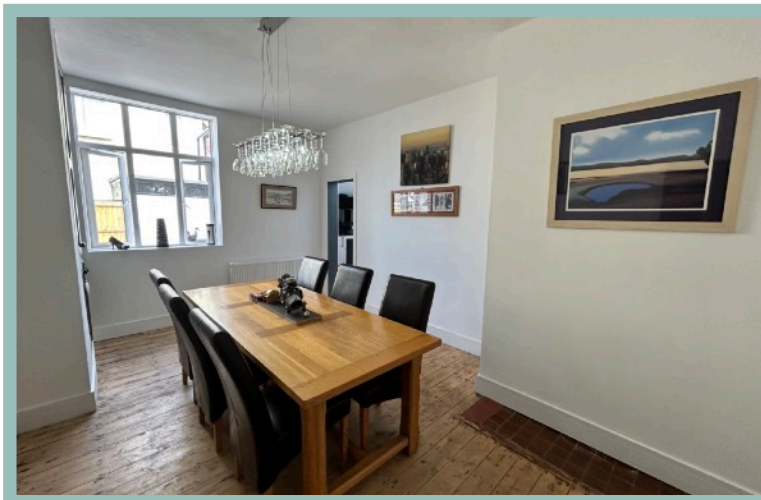
86 Abbey Road
Rhos on Sea
LL28 4PF

Four Bedroom Detached House Situated In A Sought After Area Close To The Promenade

Description

This spacious four bedroom detached house occupies a corner plot, only a stone's throw from the promenade and benefitting from sea views from all the bedroom windows. Outside to the front of the property there is a block paved driveway with ample off road parking, additional parking to the side and access to a large garage with a remote controlled insulated roller door. There is also an enclosed garden to the side which is laid to block paving. On the ground floor the accommodation comprises of reception hall with a turned staircase to the first floor, w.c., light and spacious double aspect lounge with modern wall mounted fireplace, good size dining room with access to fully fitted kitchen/breakfast room which includes a Bosch double oven, washer/dryer, dishwasher, fridge/freezer and a movable breakfast bar and seating area. From the kitchen there is also access to the garage where there is an extremely useful storage room. To the first floor there are four double bedrooms all enjoying sea and coastal views with the master bedroom benefitting from a walk in wardrobe that could be converted into an ensuite There is bright and modern family bathroom and the fourth bedroom also benefits from an ensuite shower room.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ BENEFITS FROM SEA VIEWS FROM EVERY BEDROOM
- ✓ TWO STUNNING RECEPTION ROOMS & NEWLY FITTED KITCHEN & BATHROOM
- ✓ LARGE INTEGRAL GARAGE WITH REMOTE CONTROLLED INSULATED ROLLER DOOR
- ✓ AMPLE PARKING & ENCLOSED COURTYARD GARDEN
- ✓ NO CHAIN



4 Bedroom
Detached
House

86 Abbey Road
Rhos on Sea
LL28 4PF

£475,000

NO CHAIN

Reference Number: **RP2966**
10/05/24

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

Registered Company
Number 4687367

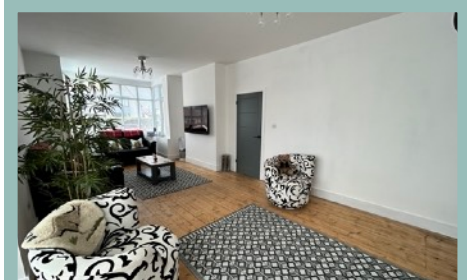
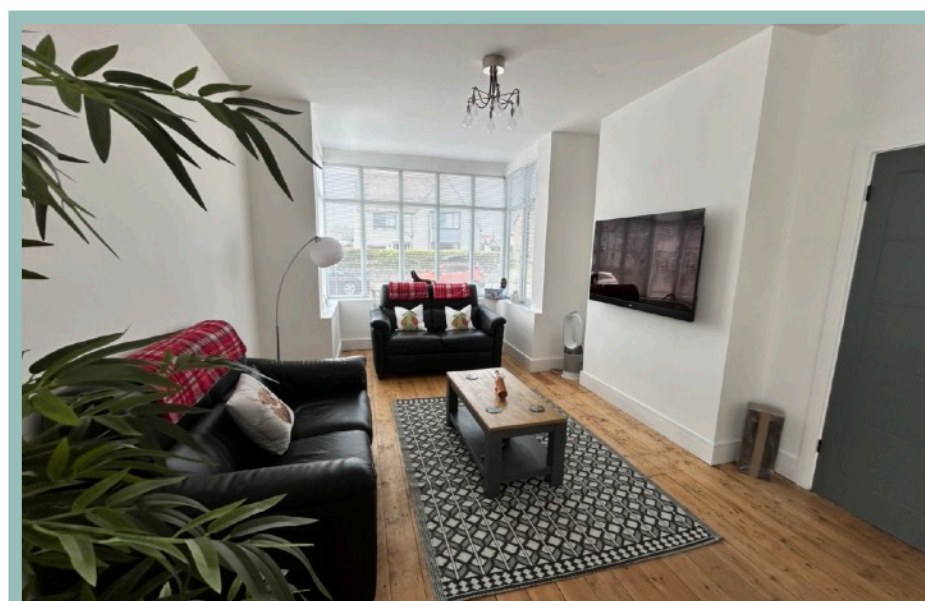
Valuation

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: rhosonsea@fletcherpoole.com
m
web: www.fletcherpoole.com





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House

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Lounge

8.48m x 4.88m (27'10" x 15'0")

Dining Room

5.17m x 3.50m (17'0" x 11'6")

Kitchen

3.42m x 3.25m (11'3" x 10'8")

Bedroom One

4.71m x 3.83m (15'6" x 12'7") Maximum

Ensuite

2.53m x 1.65m (8'4" x 5'5")

Dressing Room

2.13m x 1.15m (7'0" x 3'9")

Bedroom Two

3.54m x 4.95m (11'8" x 16'3") Maximum

Bedroom Three

3.79m x 3.60m (12'5" x 11'10")

Bedroom Four

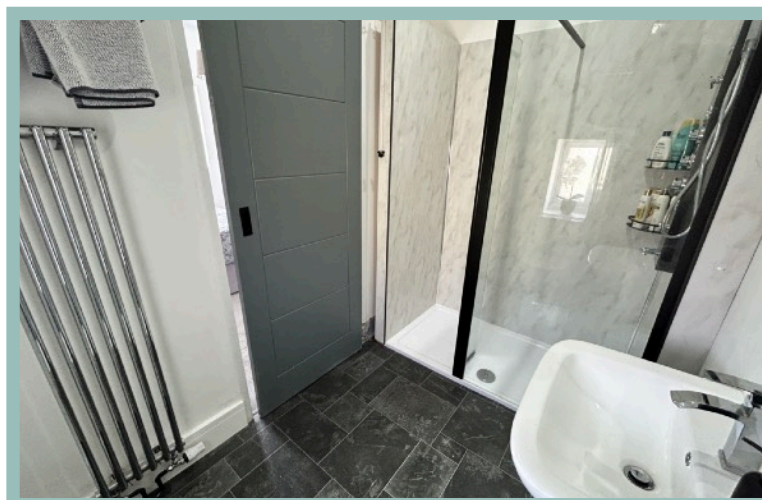
3.60m x 3.83m (11'10" x 12'7")

Bathroom

2.85m x 2.57m (9'4" x 8'5")

Garage

7.96m x 3.60m (26'1" x 11'10") Maximum



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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 left down Penrhyn Avenue, take the first right turn onto Colwyn Avenue, at the T junction left turn onto Abbey Road where the property will be found after a short distance on the right hand side.

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

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

