

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

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

Fletcher & Poole  
DIAMOND COLLECTION



28 Whitehall Road  
Rhos on Sea  
LL28 4ET

# Beautifully Presented Three Bedroom Detached Bungalow Sat Within Extensive Landscaped Gardens & Close To The Promenade

## Description

A beautifully presented and spacious three bedroom detached bungalow situated on a large corner plot surrounded by well maintained landscaped gardens and only a two minute walk to the promenade.

The property benefits from upvc double glazing and gas central heating and viewing is highly recommended to appreciate the spacious layout, presentation throughout, extensive landscaped gardens and location.

The accommodation briefly comprises porch, hallway, light spacious lounge with dual aspect windows and feature fireplace, dining room, modern fitted kitchen with integrated appliances, Belfast sink and granite worktops, utility room, large master bedroom with dual aspect windows and built in wardrobes and dressing table, a second double bedroom with built in wardrobes and dressing table, a third single bedroom/study, modern contemporary family bathroom with separate roll top bath and shower and a cupboard for storage.

Outside there is off road parking for three vehicles and access to a large garage. Around the property is a variety of sunny secluded patio and seating areas surrounded by mature shrubs and trees with areas laid to chippings for low maintenance.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED CLOSE TO THE PROMENADE & RHOS ON SEA VILLAGE
- ✓ MODERN KITCHEN & BATHROOM
- ✓ SAT WITHIN BEAUTIFULLY LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING & LARGE GARAGE



3 Bedroom  
Detached  
Bungalow

28 Whitehall Road  
Rhos on Sea  
LL28 4HW

£479,950

Reference Number: RP2942  
20/05/24

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

Registered Company  
Number 4687367

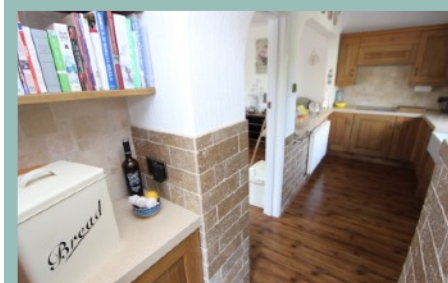
## Valuation

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](mailto:rhosonsea@fletcherpoole.com)  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





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#### Porch

1.56m x 1.03m (5'1" x 3'5")

#### Lounge

4.68m x 3.78m (15'4" x 12'5")

#### Kitchen

3.73m x 1.93m (12'3" x 6'4")

#### Utility

2.22m x 1.30m (7'3" x 4'3")

#### Dining Room

3.77m x 3.46m (12'4" x 11'4")

#### Master Bedroom

5.62m x 3.32m (18'5" x 10'11")

#### Bedroom Two

3.77m x 3.28m (12'4" x 10'9") Into the wardrobe

#### Bedroom Three/Study

2.71m x 2.55m (8'11" x 8'5")

#### Bathroom

2.65m x 2.55m (8'8" x 8'4")



Garage One

5.73m x 3.33m (18'10" x 10'11")

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

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 right onto the Promenade, take the second right onto Cayley Promenade, bear right onto Whitehall Road where the property can be found on the corner of Kenelm Road.

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

Energy Performance Rating Band D

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