

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

Fletcher & Poole  
DIAMOND COLLECTION



12 Church Drive  
Rhos on Sea  
LL28 4PB



# Spacious Four Bedroom Semi Detached House Situated Close To The Promenade With Sea Views

## Description

This spacious four bedroom semi detached house is situated close to the amenities of Rhos on Sea and a stones throw from the promenade with sea views from the front aspect. The generous sized rooms with high ceilings retain a wealth of period features including leaded light windows, original fireplace and coving. Outside there is off road parking, a garage and garden to the front and rear. The rear garden is landscaped with lawn, raised border surround, water feature and raised seating area with timber pergola.

The ground floor accommodation comprises of porch, a good size reception hallway, lounge with original fireplace and sea view, further reception room with access to the conservatory, dining room and kitchen also with access to the conservatory which in turn gives access to a utility area and shower room. A turned staircase leads to the first floor where there are four double bedrooms and a family bathroom. The two front bedrooms have sea views with the master bedroom benefitting from an ensuite shower room. There is gas central heating and mainly UPVC double glazing.

- ✓ SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ GENEROUS SIZED ROOMS WITH HIGH CEILINGS & PERIOD FEATURES
- ✓ SITUATED CLOSE TO THE PROMENADE & WITH SEA VIEWS
- ✓ OFF ROAD PARKING, GARAGE & GARDEN TO FRONT & REAR



4 Bedroom  
Semi Detached  
House

12 Church Drive  
Rhos on Sea  
LL28 4PB

**£399,950**

Reference Number: RP3595  
22/05/2024

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







## 4 Bedroom Semi Detached House

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#### Entrance Porch

3.76m x 1.19m (12'4" x 3'11")

#### Entrance Hall

3.81m x 3.76m (12'6" x 12'4")

#### Lounge

5.57m x 3.66m (18'3" x 12'0")

#### Sitting Room

5.18m x 3.76m (17'0" x 12'4")

#### Dining Room

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

#### Kitchen

3.73m x 2.33m (12'3" x 7'8")

#### Conservatory

5.41m x 2.26m (17'9" x 7'5")

#### Utility Area

#### Shower Room

#### Landing

4.44m x 3.45m (14'7" x 11'4")

#### Bedroom One

5.54m x 3.66m (18'2" x 12'0")

#### Ensuite Shower Room

2.49m x 0.93m (8'2" x 3'1")

#### Bedroom Two

5.18m x 3.78m (17'0" x 12'5")

#### Bedroom Three

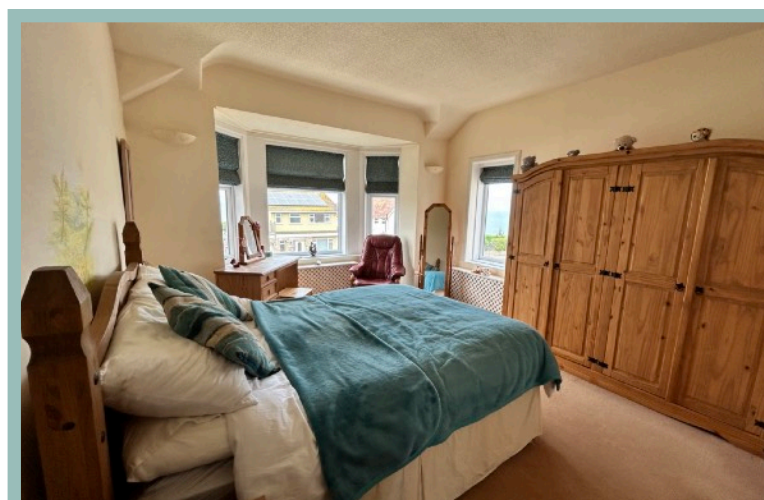
3.78m x 3.50m (12'5" x 11'6")

#### Bedroom Four

3.76m x 4.01m (12'4" x 13'2")

#### Bathroom

2.87m x 2.54m (9'5" x 8'4")





## Garage

6.00m x 3.30m (19'8" x 10'10")

## 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, turn right onto Colwyn Avenue, turn left onto Abbey Road, continue to the crossroads, turn right onto Church Drive.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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