

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 arrangements.

We strongly recommend that all the details have been tested (unless otherwise stated) and no warranty can be given as to their condition.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no authority to do so on behalf of the seller.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

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5 Pine Grove  
Rhos on Sea  
LL28 4LW

# Three Bedroom Semi Detached House Situated In The Sought After Area Of Rhos On Sea

## Description

This traditional style three bedroom semi detached house is situated in the sought after area of Rhos on Sea walking distance to the local shops, schools, promenade and beach.

The house retains many original features

In brief the accommodation comprises of:

Entrance hallway, lounge with box bay window, large open plan kitchen/diner and conservatory.

Stairs to the first floor lead to three double bedrooms and a shower room.

To the rear the garden is enclosed with gravel and a garden shed with access to the front around the side.

The property benefits from gas central heating and UPVC double glazing throughout.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ RETAINING MANY ORIGINAL FEATURES

## Lounge

3.65m x 3.63m (12'0" x 11'11")



## Kitchen/Diner

7.94m x 4.25m (26'0" x 14'0")

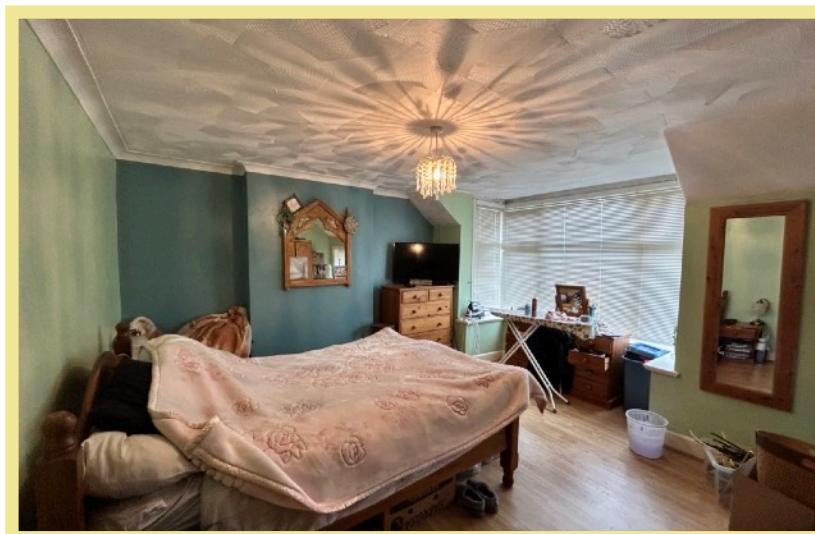


## Conservatory

3.00m x 2.76m (9'10" x 9'1")

## Bedroom One

4.84m x 3.63m (15'11" x 11'11")



## Bedroom Two

3.63m x 3.11m (11'11" x 10'3")

## Bedroom Three

2.96m x 2.24m (9'9" x 7'4")

## Shower Room

1.78m x 1.56m (5'10" x 5'2")



## Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and amenities. The larger resorts of Colwyn Bay and Llandudno are approximately one mile and three miles respectively and is conveniently located for easy access to the A55 dual carriageway for easy access to Chester and the motorways beyond, also the main rail line for Holyhead to Euston.

## Directions

From the Rhos On Sea office turn left and proceed along Penrhyn Avenue, Pine Grove is on the left hand side before Church Road.

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

Energy Performance Rating Band D

3 Bedroom  
Semi Detached  
House

5 Pine Grove  
Rhos on Sea  
LL28 4LW

**£204,950**  
Reduced From £209,950

Reference Number: RP3596  
23/05/24

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:

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

