

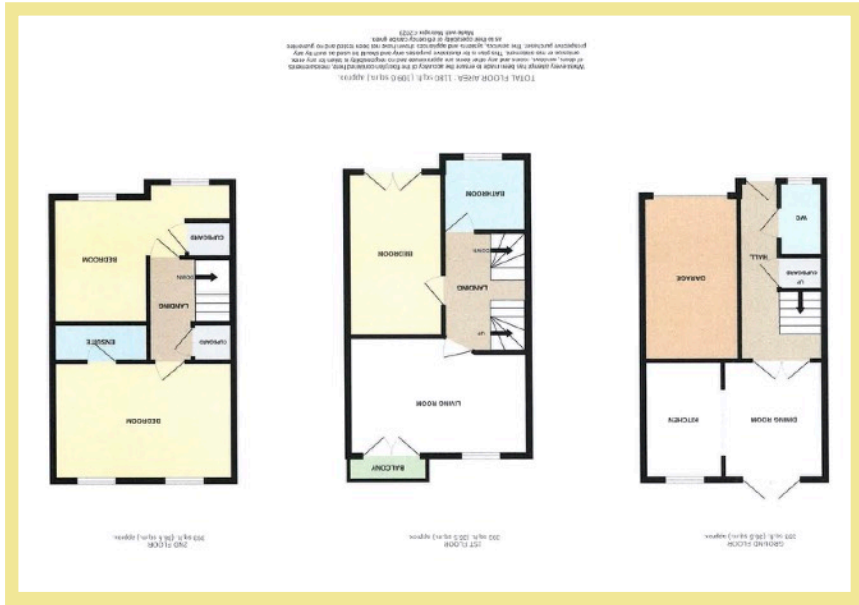
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



7 Wainwright Close
Rhos on Sea
LL28 4DZ

Well Presented Three Bedroom Semi Detached Townhouse Situated In A Sought After Area

Description

This impressive light and airy three bedroom semi detached townhouse is situated in the desirable village of Rhos on Sea, close to the local shops, amenities and promenade. Viewing is essential to appreciate the presentation and accommodation on offer. In brief the property comprises of entrance hallway, w.c, kitchen/diner with access to rear garden and integral garage. To the first floor there is a family bathroom, lounge benefitting from Juliette balcony overlooking parkland and a double bedroom. To the second floor is a further two bedrooms with the main benefitting from an ensuite shower room. To the rear of the property is a low maintenance private garden mostly laid to lawn with borders benefitting from well established plants and shrubs. To the front of the property is access to off road parking and garage. The property also benefits from views over the parkland and is easy walking distance to the local beach.

- ✓ WELL PRESENTED THREE DOUBLE BEDROOMS SEMI DETACHED TOWNHOUSE
- ✓ IDEAL LOCATION CLOSE TO LOCAL SHOPS, AMENITIES, PROMENADE & NEW BEACH
- ✓ WELL PROPORTIONED ROOMS THROUGHOUT
- ✓ OFF ROAD PARKING & GARAGE
- ✓ ENCLOSED SOUTH FACING REAR GARDEN

Lounge

16'1" x 13'2" (4.91m x 4.01m) Maximum



Kitchen/Diner

16'00" x 10'0"(4.87m x 3.05m)



W.C.

6'8" x 3'9"(2.02m x 1.14m)

Bedroom One

17'0" x 11'0" (4.86m x 3.34m)



Ensuite

8'8" x 5'0" (2.64m x 1.51m)

Bedroom Two

16'0" x 13'10" (4.88m x 4.22m)

Bedroom Three

13'9" x 9'3" (4.19m x 2.83m)

Bathroom

7'7" x 6'7" (2.31m x 2.00m)

Store

4'1" x 3'6" (1.25m x 1.07m)

Garage

15'2" x 9'7" (4.63m x 2.91m)

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 Llandudno and Colwyn Bay are close by 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 towards the Promenade, turn right onto the Promenade, take the second right onto Cayley Promenade, as the road bears right carry straight on remaining on Cayley Promenade, turn right onto Llannerch Road East, first left onto Wainwright Close.

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

Energy Performance Rating Band C

3 Bedroom
Semi Detached
Townhouse

7 Wainwright Close
Rhos on Sea
LL28 4DZ

£339,950

Reference Number:RP3313
7/06/24

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
web: www.fletcherpoole.com

