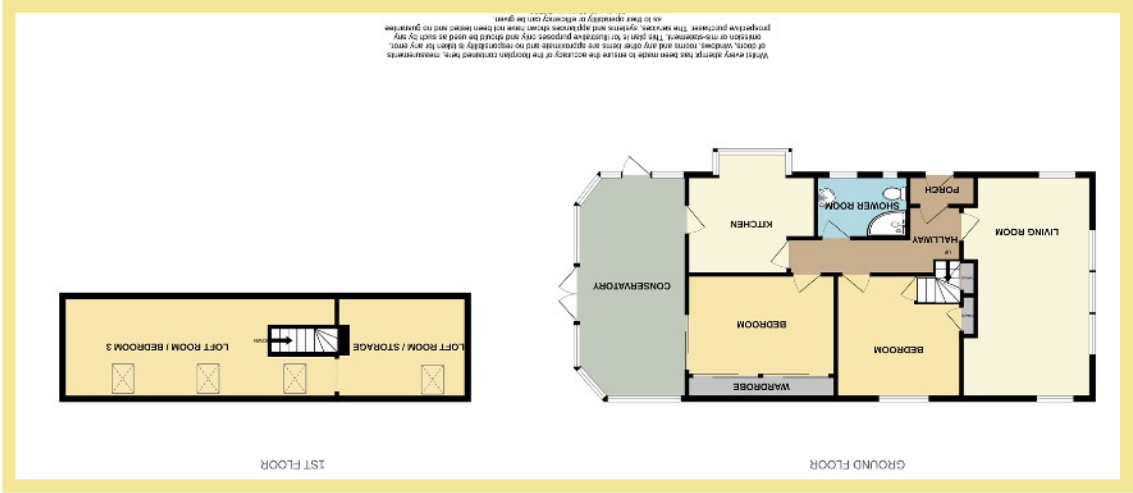


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Beautifully Presented Three Bedroom Detached Bungalow With Additional Loft Rooms

Description

This beautifully presented three bedroom detached bungalow is situated in a sought after location and benefitting from far reaching hillside views. Occupying an elevated corner plot with off road parking for four vehicles and access to a garage. The garden is low maintenance with paving areas, decorative stone and a variety of well established plants and shrubs with sunny patio areas. The property also benefits from UPVC double glazing and gas CH, viewing is highly recommended to appreciate the presentation throughout, location and far-reaching views. The accommodation comprises of porch, hallway, living room, modern kitchen with access to extended conservatory which runs the full width of the property with a tiled roof, two double bedrooms, modern shower room and loft room which has been converted to create a third double bedroom with Velux windows and a further room used for storage.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- ✓ ENJOYS FAR REACHING HILLSIDE VIEWS
- ✓ SITUATED ON A LARGE CORNER PLOT WITH LOW MAINTENANCE GARDENS
- ✓ EXTENDED TO THE REAR WITH A CONSERVATORY
- ✓ OFF ROAD PARKING & GARAGE

Living Room

6.38m x 3.61m (20'11" x 11'10")



Kitchen

3.54m x 3.37m (11'8" x 11'1")



Conservatory/Dining Room

6.34m x 3.03m (20'10" x 9'11")



Bedroom One

4.11m x 3.40m (13'6" x 11'2")



Bedroom Two

3.63m x 3.40m (11'11" x 11'2")

Shower Room

2.55m x 1.73m (8'5" x 5'8")

Bedroom Three

7.85m x 2.66m (25'9" x 8'9")

Loft Room/Storage

3.55m x 2.94m (11'8" x 9'8")

Location

Situated close to Colwyn Bay and Llandudno which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road, fourth right onto Derwen Avenue, left onto Cambrian Drive where No 100 can be found on the right hand side.

Council Tax Band: "E"
Energy Performance Rating Band D

3 Bedroom
Detached
Bungalow

100 Cambrian Drive
Rhos on Sea
LL28 4SY

£319,950

Reference Number:RP3613
6/06/24

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:
rhosonseas@fletcherpoole.com
web: www.fletcherpoole.com

