

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

Fletcher & Poole



9 Brompton Park
Rhos on Sea
LL28 4TN

Spacious Two Bedroom Detached Bungalow Situated In A Sought After Residential Area

Description

This spacious two bedroom detached bungalow is situated in the desirable residential location of Brompton Park, close to the local amenities of Rhos on Sea village, Promenade and beach. The property benefits from upvc double glazing, gas central heating and viewing is highly recommended to appreciate the spacious layout, location and well maintained south facing garden. The accommodation briefly comprises of: Porch leading into the hallway, spacious dual aspect lounge with conservatory leading into rear garden and kitchen, master bedroom with the ensuite bathroom, second double bedroom with fitted wardrobes and shower room. The attic is party boarded which can be used as extra storage space. The garden is mainly laid to lawn and has variety of well established plants and shrubs. To the front there is off road parking and garage which can be accessed from the front and through a door at the side.

- ✓ SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A DESIRABLE RESIDENTIAL LOCATION
- ✓ OFF ROAD PARKING AND GARAGE
- ✓ ENCLOSED SOUTH FACING REAR GARDEN

Living Room

7.29m x 3.60m (23'11" x 11'10")



Kitchen

4.88m x 3.44m (16'0" x 11'3")



Conservatory

3.48m x 3.07m (11'5" x 10'1")

Master Bedroom

4.28m x 3.62m (14'1" x 11'11")



Ensuite

2.52m x 2.14m (8'3" x 7'0")

Bedroom Two

3.00m x 3.62m (9'10" x 11'11")

Bathroom

2.67m x 1.54m (8'9" x 5'1")



Garage

5.44m x 2.58m (17'10" x 8'6")

Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and 1 mile respectively 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 our Rhos On Sea office turn towards the Promenade, turn right onto the promenade, turn right onto Rhos Road, at the traffic lights go straight on, Brompton Park is the first turning on the left.

Council Tax Band: E

Energy Performance Rating Band E

2 Bedroom
Detached Bungalow

9 Brompton Park
Rhos on Sea
LL28 4TN

£349,950

Reference Number: RP3617
11/06/24

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		