

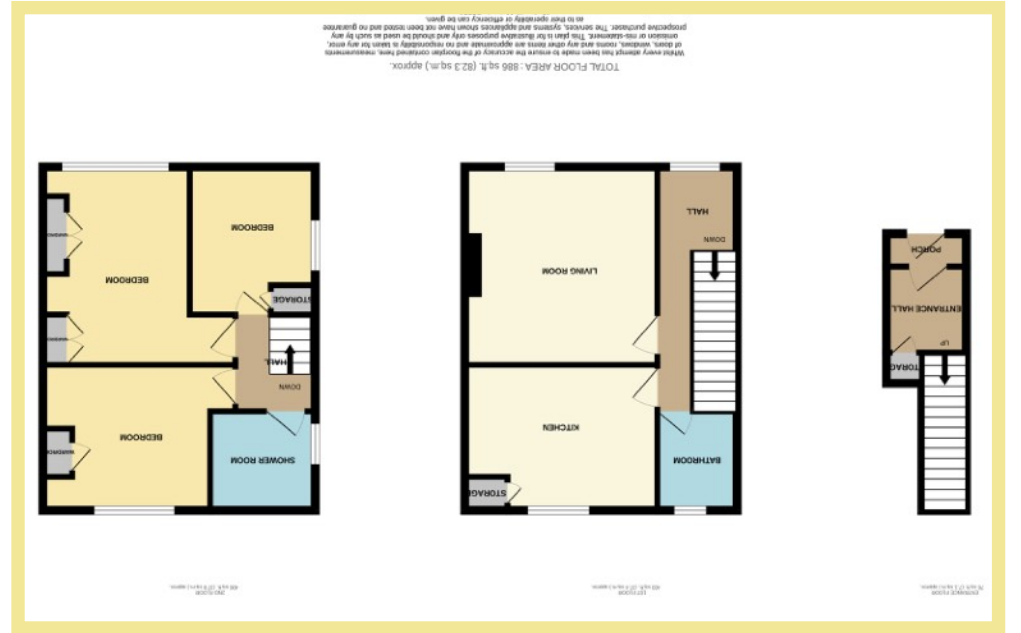
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority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



34a Rhos Road  
Rhos on Sea  
LL28 4RS





# Three Bedroom Maisonette Situated In The Centre Of Rhos on Sea

3 Bedroom  
Maisonette

34a Rhos Road  
Rhos On Sea  
LL28 4RS

**£159,950**

Reduced From £199,950

**NO CHAIN**

Reference Number: RP3619  
12/06/24

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:  
rhosonseafletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Description

A three-bedroom maisonette situated over two floors in the centre of Rhos on Sea. Viewing is highly recommended to appreciate the location with only a short walk to the promenade, beach and local amenities. The property benefits from UPVC double glazing, gas central heating throughout and off-road parking space. The accommodation on the first floor briefly comprises, landing, spacious lounge, kitchen and bathroom. To the second floor there is a three bedrooms and shower room.

- ✓ WELL PRESENTED THREE BEDROOM MAISONETTE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

## Lounge

3.97m x 3.87m (13'0" x 12'9")



## Kitchen

3.49m x 2.93m (11'6" x 9'7")



## Bathroom

1.89m x 1.58m (6'3" x 5'2")

## Bedroom One

3.98m x 2.58m (13'1" x 8'6")



## Bedroom Two

3.95m x 3.02m (10'2" x 9'11")

## Bedroom Three

2.97m x 2.97m (9'9" x 9'9")

## Shower Room

2.00m x 1.92m (6'7" x 6'4")



## 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 one and three miles respectively and the property 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 onto the promenade, turn right onto Rhos Road. The property can be found on the right hand side.

Council Tax Band: C

Energy Efficiency Rating: Band D

Property is Freehold

