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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
DIAMOND COLLECTION



23 Rochester Way
Rhos on Sea
LL28 4NJ

Three Bedroom Detached Bungalow Recently Extended & Modernised To A High Standard With Far Reaching Sea & Countryside Views

Description

This three bedroom detached bungalow has undergone an extensive program of refurbishment and has been extended and modernised to a high standard in 2020 to give the property a modern and contemporary feel.

Situated in a desirable residential location with far reaching sea & countryside views from the rear garden and walking distance to local shops and amenities.

The refurbishment includes:

New roof, complete electrical rewire, new radiators, granite worktops in the kitchen and utility room, integrated Zanussi appliances in the kitchen: larder fridge and larder freezer, dishwasher, microwave, oven and hob, raised decked area with glass balustrades.

Viewing is highly recommended to appreciate the standard of refurbishment and location.

The accommodation in brief comprises of:

Entrance hallway, light and spacious lounge with patio doors onto the decked seating area, large kitchen/diner with doors also onto the decked seating area, utility room, master bedroom with ensuite shower room and inset wardrobe, 2nd bedroom with ensuite shower room and inset wardrobe, 3rd double bedroom with fitted wardrobes and family shower room.

Outside to the front there is ample off road parking on the driveway and access to the garage.

The enclosed rear garden is mainly laid to lawn with raised decked seating area, glass balustrades and far reaching sea and countryside views which is an ideal place to take in the sunsets and enjoy outside entertaining.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ RECENTLY EXTENDED & REFURBISHED
- ✓ ENJOYS FAR REACHING SEA & COUNTRYSIDE VIEWS
- ✓ ENCLOSED REAR GARDEN WITH RAISED DECKED SEATING AREA
- ✓ AMPLE OFF ROAD PARKING & GARAGE
- ✓ TWO BEDROOMS WITH ENSUITE SHOWER ROOMS
- ✓ SITUATED IN A DESIRABLE LOCATION



3 Bedroom
Detached
Bungalow

23 Rochester Way
Rhos on Sea
LL28 4NJ

£429,950

Reference Number: RP3631
24/06/24

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





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Hallway

4.79m x 1.00m (15'9" x 3'4")

Lounge

8.12m x 3.43m (26'8" x 11'3")

Kitchen/Diner

5.62m x 3.10m (18'5" x 10'2")

Utility Room

3.56m x 3.29m (11'8" x 10'10")

Master Bedroom

5.87m x 3.12m (19'3" x 10'3")

Ensuite Shower Room

2.84m x 0.98m (9'4" x 3'3")

Bedroom Two

3.94m x 3.18m (12'11" x 10'5")

Ensuite Shower Room

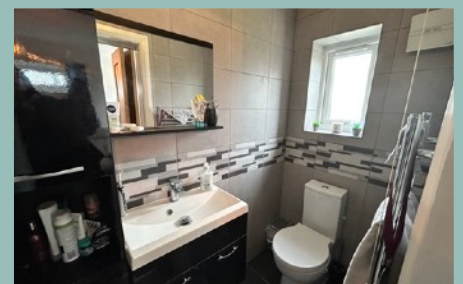
2.75m x 1.0m (9'0" x 3'4")

Bedroom Three

4.99m x 2.96m (16'5" x 9'9")

Shower Room

2.13 x 2.07m (7'0" x 6'10")



Garage

5.32 x 2.73m (17'5" x 9'0")

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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, pass the church, turn right onto Marlborough Drive, first right onto Malvern Rise and second left onto Rochester Way.

Council Tax Band: E

Energy Performance Rating Band D

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