

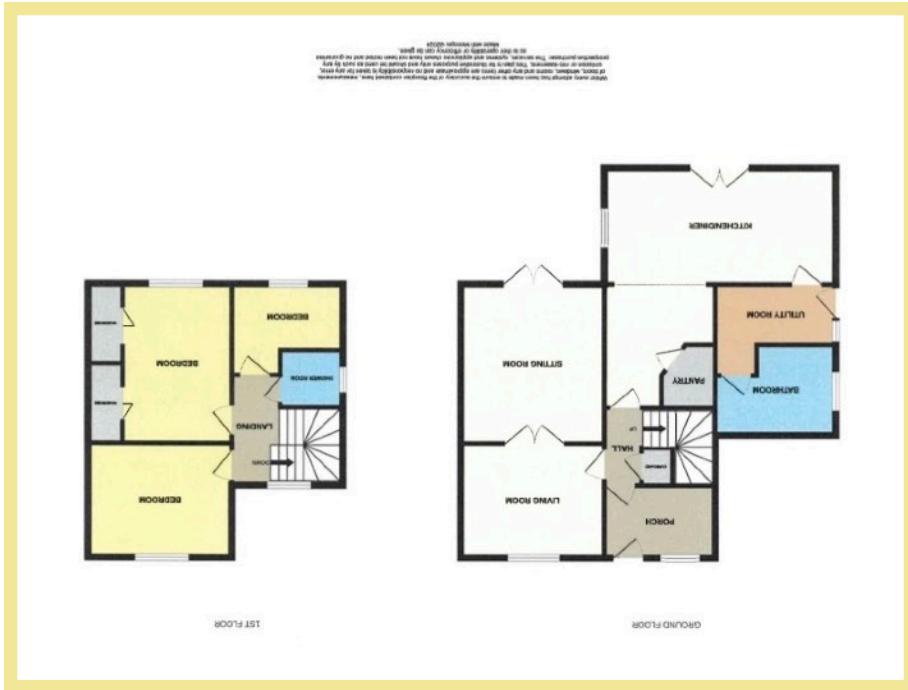
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



19 Second Avenue
Rhos on Sea
LL28 4LZ

Well Presented Three Bedroom Semi Detached House Situated In A Convenient Location

Description

This well presented and extended three bedroom semi detached house is situated close to the amenities of Rhos on Sea, local schools and transport links. The property has been extended to the rear creating a large open plan kitchen/dinner. The accommodation on the ground floor briefly comprises, porch, hallway, living room, second spacious living room with log burner and French doors leading into rear garden, modern open plan Kitchen/Diner, with high quality integrated appliances and French doors onto the garden, utility room and downstairs bathroom. To the first floor there are three bedrooms and shower room. Outside to the front is a block paved driveway with off road parking for three/four cars. To the rear the enclosed garden has a paved seating area and artificial lawned section for low maintenance. There is also outbuilding with double doors into a garden.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ CONVENIENT LOCATION, CLOSE TO AMENITIES & SCHOOLS
- ✓ ENCLOSED GOOD SIZE REAR GARDEN WITH GOOD SIZE OUTBUILDING
- ✓ OFF ROAD PARKING

Kitchen/Dining Room

6.48m x 5.88m (21'3" x 19'4")



Sitting Room

3.63m x 2.91m (11'11" x 9'7")



Living Room

4.12m x 3.63m (13'6" x 11'11")

Utility Room

3.08m x 1.84 m (10'1" x 6'1")

Bathroom

3.08m x 2.34m (10'1" x 7'8")

Bedroom One

4.24m x 2.75m (13'11" x 9'0")



Bedroom Two

3.61m x 3.05m (11'10" x 10'0")

Bedroom Three

2.98m x 1.79m (9'9" x 5'10")

Shower Room

1.76m x 1.37m (5'9" x 4'6")

Outbuilding

8.05m x 2.76m (26'5" x 9'1")

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left and proceed along Penrhyn Avenue, turn left onto Church Road, turn right onto First Avenue and when the road forks take the left turn onto Second Avenue.

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

Energy Performance Rating Band "D"

3 Bedroom Semi Detached House

19 Second Avenue
Rhos on Sea
LL28 4LZ

£239,950

Reference Number: RP3648
9/07/2024

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

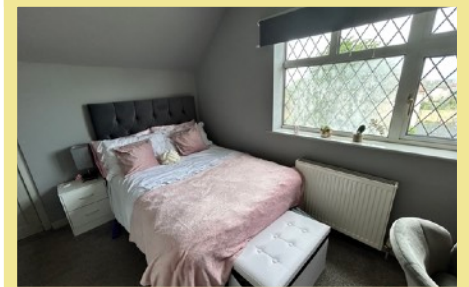
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |