

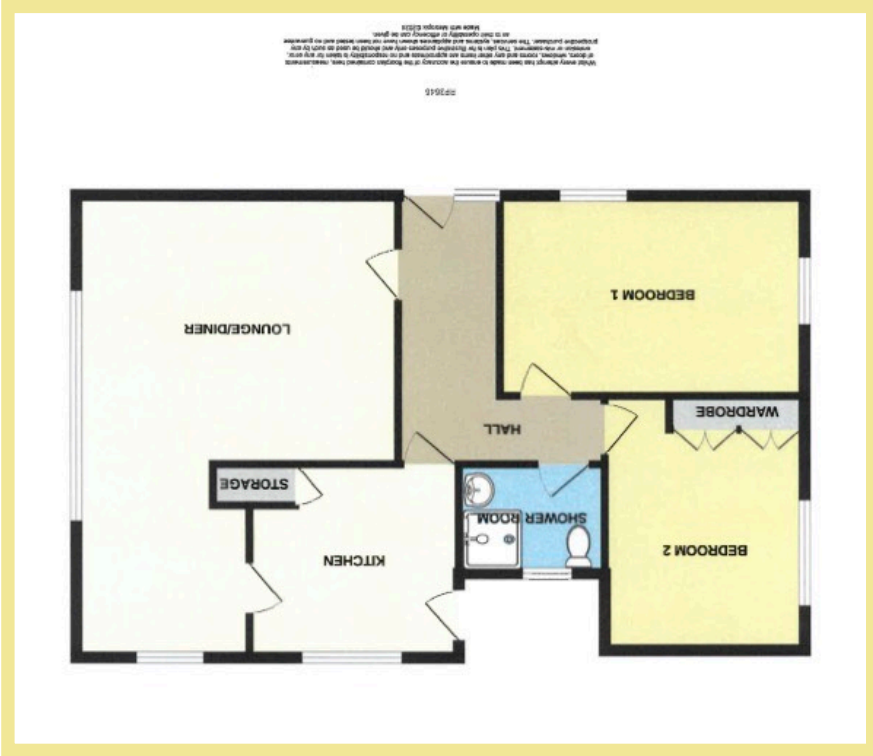
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



7 Bryn Teg Drive
Rhos on Sea
LL28 4AF

Two Bedroom Detached Bungalow Situated In A Quiet Cul De Sac In A Sought After Location

Description

Situated in a quiet cul-de-sac in a highly sought after location close to Bryn Euryn Nature Reserve this two bedroom detached bungalow is close to the local shops, promenade, beach and other amenities of Rhos on Sea.

In brief the accommodation comprises of: Entrance hall, light and spacious lounge/diner, kitchen, two double bedrooms and shower room. To the rear there is a large enclosed garden mainly laid to lawn with well established trees, plants and shrubs with access to the detached garage. There is ample off road parking on the driveway at the side of the property and another garden laid to lawn at the front with access to the rear of the property from both sides. The property benefits from gas central heating and UPVC double glazing throughout. Viewing is highly recommended to appreciate the spacious accommodation and location.

- ✓ TWO BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC
- ✓ CLOSE TO BRYN EURYN NATURE RESERVE
- ✓ AMPLE OFF ROAD PARKING ON THE DRIVEWAY
- ✓ DETACHED GARAGE
- ✓ LARGE ENCLOSED REAR GARDEN

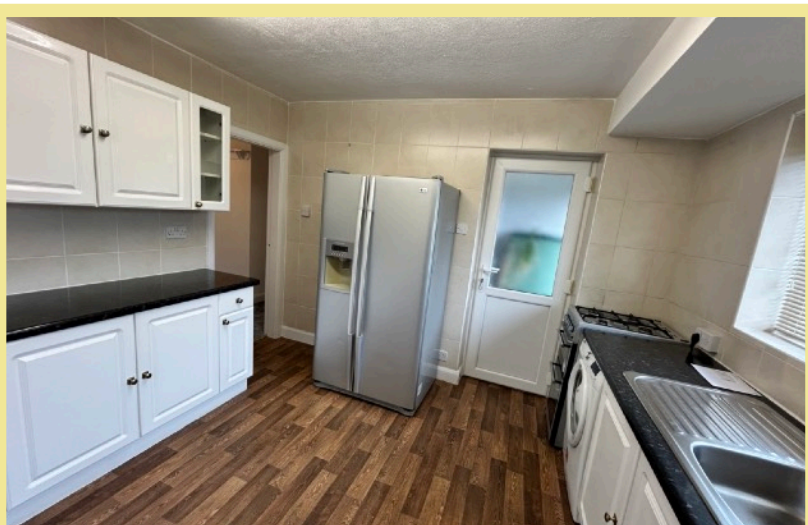
Lounge/Diner

6.99m x 4.83m (22'11" x 15'10")



Kitchen

3.36m x 3.12m (11'0" x 10'3")



Bedroom One

4.58m x 3.01m (15'0" x 9'11")



Bedroom Two

3.34m x 3.00m (11'0" x 9'10")

Shower Room

2.03m x 1.65m (6'8" x 5'5")



Garage

5.14m x 2.80m (16'11" x 9'2")

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 right onto the promenade, turn second right onto Cayley Promenade, continue towards the end turn right onto Llannerch Road East, cross over at crossroads onto Llannerch Road West, continue to the end, turn right onto Tan Y Bryn Road, Bryn Teg Drive is the second turning on the right.

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

Energy Performance Rating Band "D"

2 Bedroom Detached Bungalow

7 Bryn Teg Drive Rhos on Sea LL28 4AF

£349,950

Reference Number: RP3646 11/07/24

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

