

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](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



4 Craig Wen  
Rhos on Sea  
LL28 4TS



# Spacious Four Bedroom Detached House Situated In A Sought After Residential Area

This spacious four bedroom detached house is situated in a sought after residential area close to the amenities of Rhos on Sea village, the promenade and Bryn Euryn Nature Reserve. The property benefits from UPVC double glazing and gas central heating and viewing is highly recommended to fully appreciate the size and layout of the property. In brief on the entrance level of the property the accommodation comprises of sun room with beautiful hillside views and access to the balcony, spacious hallway with double doors to a living room, which then leads into a dining room with beautiful coastal views, kitchen with access to the rear garden, two double bedrooms and family bathroom. Stairs lead down to the ground floor level where there is a good size hallway, a double bedroom, a large single bedroom, family shower room and spacious utility room converted from the garage. Outside the property benefits from off road parking for two large vehicles to the front with sitting area and well establish plants and shrubs, to the rear there is a tiered garden with a lawn area with steps leading to lovely sitting area which enjoys coastal views.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A CONVENIENT LOCATION
- ✓ BEAUTIFUL LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING



4 Bedroom  
Detached  
House

4 Craig Wen  
Rhos on Sea  
LL28 4TS

£459,950

Reference Number: RP3650  
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: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





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#### Sun Room

5.10m x 1.60m (16'9" x 5'3")

#### Kitchen

3.71m x 2.93m (12'2" x 9'8")

#### Dining Room

3.71m x 3.44m (12'2" x 11'3")

#### Living Room

5.97m x 3.80m (19'7" x 12'6")

#### Bedroom One

4.20m x 3.60m (13'10" x 11'10")

#### Bedroom Two

3.71m x 3.51m (12'2" x 11'6")

#### Bathroom

2.38m x 3.32m (7'10" x 10'11")

#### Bedroom Three

3.69m x 3.42m (12'1" x 11'3")

#### Bedroom Four

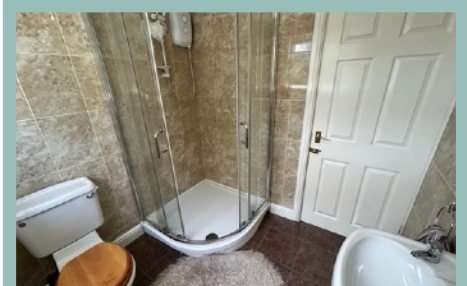
4.85m x 2.62m (15'11" x 8'7")

#### Shower Room

2.10m x 1.97m (6'11" x 6'6")

#### Utility Room

4.91m x 3.68m (16'1" x 12'1")



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### 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 1 and 3 miles respectively and 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 the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) at the traffic lights go straight across, Craig Wen can be found on the right hand side.

Council Tax Band: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

