

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

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

Fletcher & Poole  
DIAMOND COLLECTION



177 Marine Drive  
Rhos on Sea  
LL28 4LA



# Three Bedroom Semi Detached House With Additional One Bedroom Annexe Benefitting From Far Reaching Sea Views

## Description

A spacious three-bedroom semi-detached house with an additional one bedroom annex benefitting from far reaching sea views. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, modern kitchen/diner, separate annex and sea views. The accommodation on the ground floor briefly comprises, porch, hallway, spacious lounge with feature bay window with views of the rear garden, large dining room with a sunroom/office leading off it, an open plan kitchen/diner with a modern fitted kitchen with integrated appliances, a double bedroom, a side porch, which leads through into a utility room, storeroom, wc and an integral double garage. Stairs lead upto a half landing where there is modern contemporary shower room, a master bedroom with far reaching sea views, built in wardrobes and ensuite shower room, a second large double bedroom to the rear with built in wardrobes and views over Rhos on Sea golf course, with access to a walk in wardrobe. Outside to the rear a stair case provides access to the one bedroom annex which comprises, porch/utility, open plan lounge/kitchen/diner with views over the golf course, a double bedroom with fitted wardrobes and sea views and a shower room. Outside to the front is a block paved driveway with off road parking for around three cars with a variety of mature shrubs and trees. A side gate provides access to the rear of the property. The rear garden is enclosed with fenced and hedged borders, laid to lawn with mature shrubs.

- ✓ SPACIOUS THREE BEDROOM HOUSE WITH SEPARATE ONE BEDROOM ANNEXE
- ✓ BENEFITS FROM FAR REACHING SEA AND GOLF COURSE VIEWS
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER
- ✓ OFF ROAD PARKING & LARGE GARAGE
- ✓ NO CHAIN



3 Bedroom  
Semi Detached  
House With  
1 Bedroom Annexe

177 Marine Drive  
Rhos on Sea  
LL28 4LA

**£375,000**

Reduced From £395,000  
**NO CHAIN**

Reference Number: **RP3653**

15/07/24

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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#### Kitchen/Diner

5.21m x 4.26m (17'1" x 14'0")

#### Bedroom Two

5.11m x 3.62m (16'9" x 11'11")

#### Lounge

6.73m x 4.62m (22'1" x 15'2")

#### Sun Room/Office

4.20m x 2.04m (13'10" x 6'8")

#### Dining Room

4.26m x 3.01m (14'0" x 9'11")

#### Storage Cupboard

2.27m x 2.19m (7'5" x 7'2")

#### Side Porch

2.05m x 1.77m (6'9" x 5'10")

#### Integral Garage

6.10m x 4.43m (20'0" x 14'7")

#### Utility

2.90m x 1.78m (9'6" x 5'10")

#### W.C.

1.57m x 0.89m (5'2" x 2'11")

#### Shower Room

2.24m x 1.98m (7'4" x 6'6")

#### Master Bedroom

4.99m x 3.59m (16'5" x 11'10")

#### Ensuite

2.42m x 1.96m (8'0" x 6'5")

#### Walk in Wardrobe

2.87m x 2.44m (9'5" x 8'0")

#### Bedroom Three

5.28m x 5.10m (17'4" x 16'9")





### Annexe Bedroom

4.56m x 3.82m (15'0" x 12'7")

### Lounge/Kitchen/Diner

4.53m x 3.43m (14'11" x 11'3")

### Shower Room

2.06m x 1.68m (6'9" x 5'6")

### Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

### Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive where No 177 can be found on the left hand side.

Council Tax Band F

Energy Performance Rating Band D

NB Property is Leasehold on a 999 year lease from 25th March 1920  
Ground rent is £7.50 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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