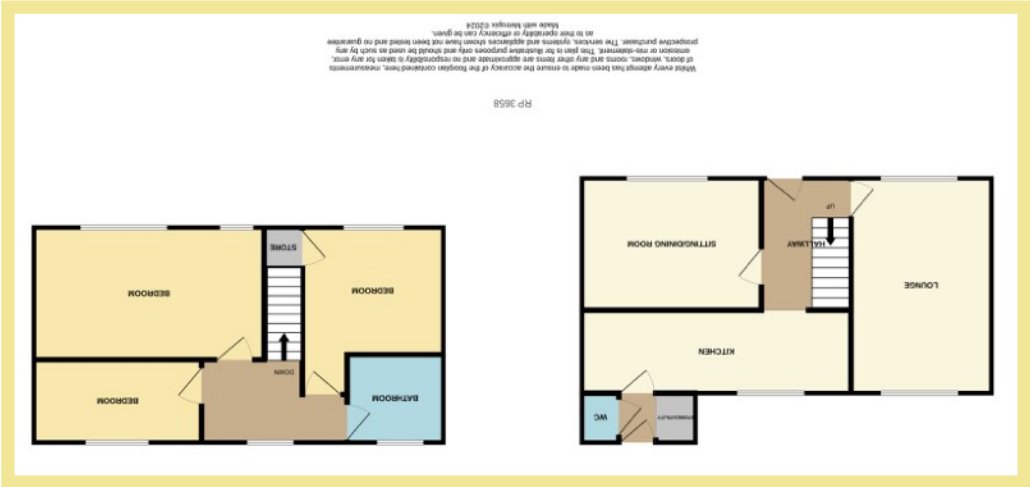


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



18 Llandudno Road
Rhos on Sea
LL28 4YR

Three Bedroom Mid Terrace House Situated Close To Local Amenities Of Rhos on Sea

Description

This three bedroom mid terrace house is situated close to the amenities of Rhos on Sea, local schools and all transport links. The well maintained property has UPVC double glazing that was installed last year and gas central heating. Outside the property benefits from an enclosed rear garden which is part paved but mainly laid to lawn with a variety of well established plants and shrubs.

The accommodation on the ground floor comprises of hallway, double aspect lounge, dining/sitting room, kitchen, w.c. and storage/utility area. To the first floor there are two double bedrooms, a single bedroom and bathroom.

- ✓ THREE BEDROOM MID TERRACE HOUSE
- ✓ SITUATED IN A CONVENIENT LOCATION FOR AMENITIES & LOCAL SCHOOLS
- ✓ WELL MAINTAINED PROPERTY WITH ENCLOSED REAR GARDEN

Lounge

4.65m x 3.03m (15'3" x 9'11")



Dining Room

3.75m x 2.72m (12'4" x 8'11")

Kitchen

5.80m x 1.78m (19'0" x 5'10")



Hall

2.72m x 1.90m (8'11" x 6'3")

W.C.

1.02m x 0.78m (3'4" x 2'7")

Bedroom One

5.01m x 2.72m (16'5" x 8'11")



Bedroom Two

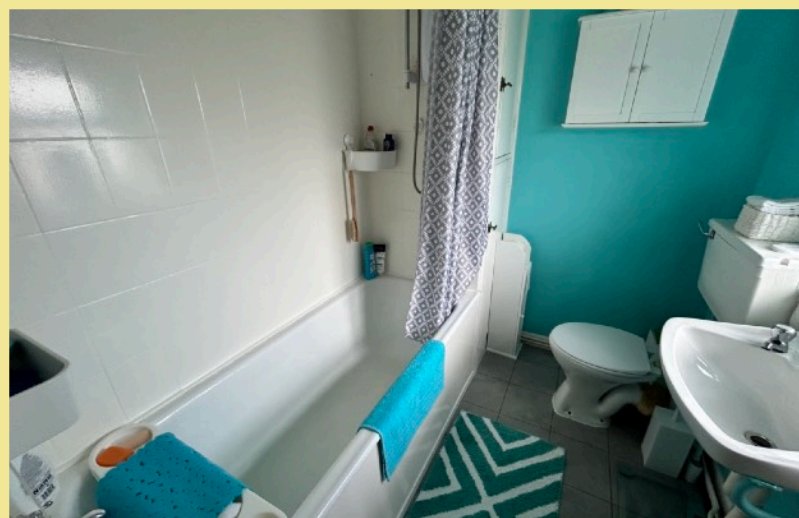
3.60m x 3.04m (11'10" x 10'0") Maximum

Bedroom Three

3.62m x 1.81m (11'11" x 6'0")

Bathroom

2.09m x 1.78m (6'10" x 5'10")



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 one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, pass the cricket club on the left, turn left onto Church Road, proceed to the T junction turn left onto Llandudno Road where the property can be found on the left opposite Hickorys.

Council Tax Band: "C" (provided on www.voa.gov.uk)
Energy Performance Rating Band TBC

3 Bedroom Mid Terrace House

18 Llandudno Road
Rhos on Sea
LL28 4YR

£174,950

Reduced From £184,950
Reference Number: RP3658
22/07/24

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

